

ATTACHMENT "B"

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.

Date: M a y , 2016

Grantor: CITY OF TEAGUE, TEXAS

Grantor's Mailing Address:

105 S. 4th Street
Teague TX 75860
County of Freestone

Grantee: _____

Grantee's Mailing Address:

County of _____

Consideration

_____ Dollars (\$) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property

All that certain tract or parcel of land, together with all improvements now existing thereon, and all appurtenances thereto, lying and being situated in the County of Freestone and State of Texas, and more particularly described as follows:

Lots 14 and 15, Block 106 in the City of Teague, Freestone County, Texas as shown by a map of said city drawn by W.H. Page, recorded in Volume 23, Page 640 of the Deed Records of Freestone County, Texas, and being the same land conveyed in a Deed from W.A. Davidson and wife, Sybil Davidson to Maurice A. Gage and Jack R. Cox, dated April 22, 1955 and recorded in Volume 255, Page 458 of the Deed Records of Freestone County, Texas, and in a Deed from Hazel Fogleman and husband R. C. Fogleman to Maurice A. Gage and Jack R. Cox, dated March 31, 1958 and recorded in Volume 281, Page 330 of the Deed Records of Freestone County, Texas, and all improvements now or hereafter located in and ventilating, plumbing, electrical fixtures and wiring, replacements thereof and additions thereto;

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Bid No. 2016-04-27
Sale of Real Property

City of Teague, Texas

Being the same land described in Warranty Deed from Bill Halbert and Audrey Halbert, husband and wife (1/2 interest) to Mark Hoeschele and Felicia Hoeschele dated May 31, 2008 and recorded in Volume 1454, Page 401, of the Deed Records of Freestone County, Texas and also, being the same land described in Trustee's Deed dated July 7, 2008 and recorded in Volume 1454, Page 403, of the Deed Records of Freestone County, Texas; and being the same land conveyed to the City of Teague by Gift Warranty Deed from Bill Halbert and Audrey Halbert, husband and wife (1/2 interest) and by Andrew Brian Cox, Individually and as Trustee for the Jack and Lillian Cox 2002 Family Trust, dated June 1, 2010 and recorded as Document No. 01002713, in Volume 1517, Page 241, of the Deed Records of Freestone County, Texas.

Limitations, Reservations from and Exceptions to Conveyance and Warranty

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. This conveyance is "AS IS".
2. All easements and rights of way which of record.
3. Visible and apparent easements not appearing of record.
4. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
5. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Freestone County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.
6. All oil, gas and mineral leases of record and mineral/substance reservations and conveyances of record, including but not limited to such as appear in the Gift Warranty Deed to the City of Teague by from Bill Halbert and Audrey Halbert, husband and wife (1/2 interest) and by Andrew Brian Cox, Individually and as Trustee for the Jack and Lillian Cox 2002 Family Trust, dated June 1, 2010 and recorded as Document No. 01002713, in Volume 1517, Page 241, of the Deed Records of Freestone County, Texas.
7. All coal leases of record.
8. All unit designations, ratifications, amendments, and supplements thereto of record.
9. Any portion of the subject lands within the boundaries of a public roadway.
10. All recorded ordinances affecting the subject property.
11. All recorded restrictions and covenants affecting the property.
12. The property is perpetually restricted as follows: The building situated on the above premises shall be named "Halbert-Cox-Gage Building, Established 1940," And the building shall have exterior signage on the "Main Street" wall of the building in accordance with this name restriction.

Grantor, for the Consideration, grants, sells and conveys the Property to Grantee, its successors and assigns, TO HAVE AND TO HOLD forever, subject to the matters herein stated, together with all and singular the rights and appurtenances thereto in anywise belonging. Grantor binds itself and Grantor's heirs, successors and assigns to warrant and forever defend all and singular the

Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to the claim the same or any part thereof, by, through or under Grantor, but not otherwise, and except as to the above Limitations, Reservations from and Exceptions to Conveyance and Warranty.

EXECUTED on the date(s) of acknowledgement indicated below.

GRANTOR:

City of Teague, Texas

By: _____

Date: _____

[Balance of this page is intentionally left blank.]

ACKNOWLEDGEMENT

State of Texas §

County of Freestone §

Before me, the undersigned, a Notary Public on this day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said CITY OF TEAGUE, TEXAS, a political subdivision of the State of Texas, and had executed the same as the act of such entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2016.

AFTER RECORDING RETURN TO:

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