

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DEED WITHOUT WARRANTY

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF STEPHENS §

That the CITY OF BRECKENRIDGE, TEXAS, a Texas home-rule municipality whose mailing address is 105 N. Rose Avenue, Breckenridge, Texas, 76424 (hereinafter "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration paid to Grantor by Grantee herein named, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, SELL, and CONVEY to TANYA EDDLEMAN, an individual whose mailing address is 6412 County Road 132, Ranger, Texas, 76470 (hereinafter "Grantee") the following property situated in Stephens County, Texas, to-wit (hereinafter, the "Property"):

The portion of the alley in Block 68 of the Original Town of Breckenridge, Texas as further described and identified as Tract Three in the attached **Exhibit "A"**.

THIS CONVEYANCE IS MADE SUBJECT TO all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor; other instruments, other than conveyances of the surface fee estate, that affect the property herein described; and taxes for the year 2023 and subsequent years, which Grantee shall be responsible for.

GRANTOR reserves to Grantor, Grantor's successors, heirs, and assigns, as an appurtenance to the Property conveyed by this Deed Without Warranty, an easement in, on, and over the Property for water, sewer, and gas pipes, telephone and power lines and poles, and conduits for any other public authority. The easement reserved is perpetual and nonexclusive and is for the installation, construction, reconstruction, relocation, removal, maintenance, repair, operation, and inspection of sewer, water, electric, gas, and telephone facilities, and shall run with the land for the benefit of the owners of the lots served or for each agency supplying facilities or providing utility service.

TO HAVE AND TO HOLD all of Grantor's rights, title, and interest in and to the Property and premises described above unto the said Grantee, its heirs, successors, and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in Section 5.023 of the Texas Property Code (or its successor) are excluded.

It is specially agreed that Grantee has inspected the property and is aware of its condition and accepts the same "AS IS". Grantor makes no representations of warranties whatsoever.

CITY OF BRECKENRIDGE, TEXAS

Bob Sims, Mayor

ATTEST:

Jessica Sutter, City Secretary

STATE OF TEXAS §
COUNTY OF STEPHENS §

This instrument was acknowledged before me on the _____ day of November 2023, by Bob Sims, as Mayor of the City of Breckenridge, on behalf of said City.

Notary Public, State of Texas

Exhibit "A"

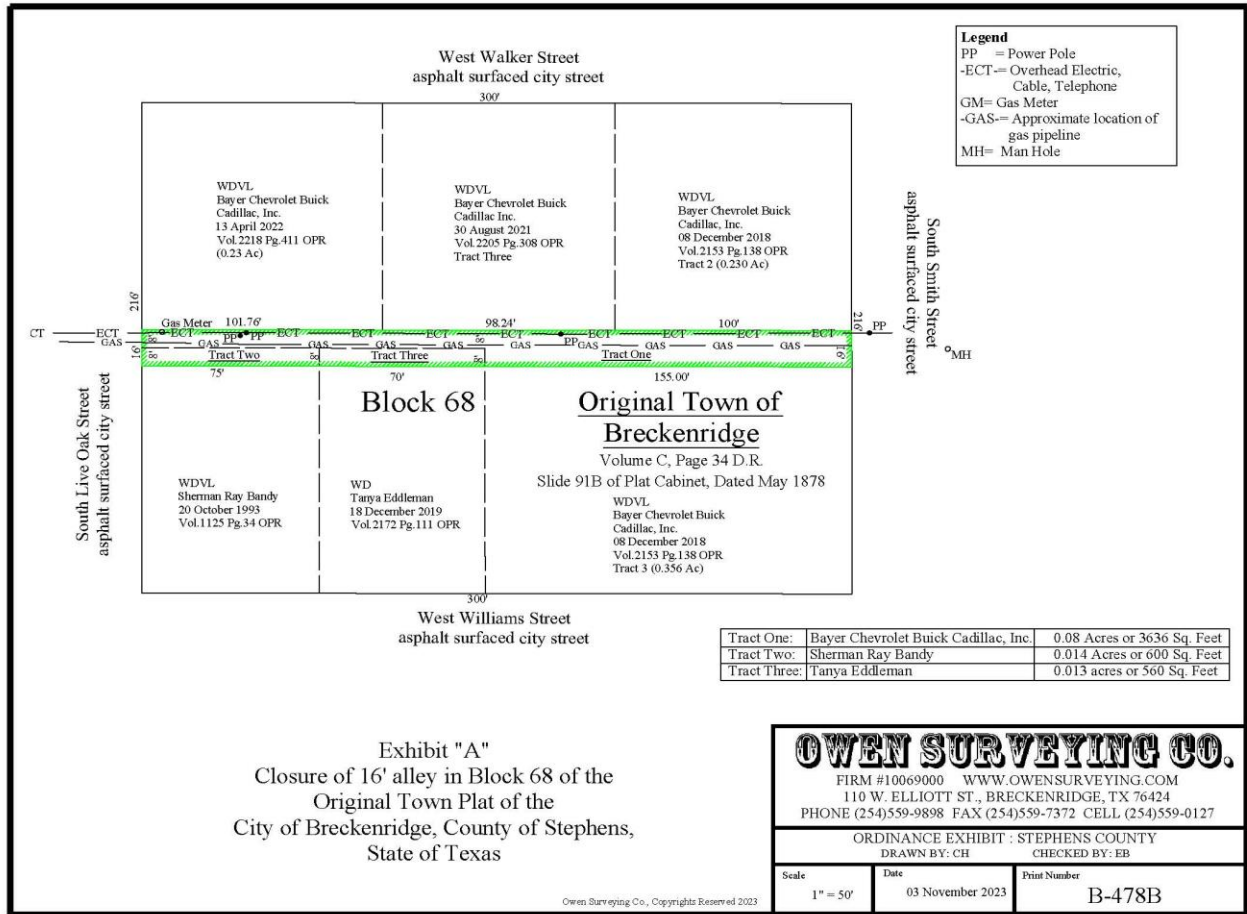


Exhibit "A"
 Closure of 16' alley in Block 68 of the
 Original Town Plat of the
 City of Breckenridge, County of Stephens,
 State of Texas

Tract One:	Bayer Chevrolet Buick Cadillac, Inc.	0.08 Acres or 3636 Sq. Feet
Tract Two:	Sherman Ray Bandy	0.014 Acres or 600 Sq. Feet
Tract Three:	Tanya Eddleman	0.013 acres or 560 Sq. Feet

OWEN SURVEYING CO.
 FIRM #10069000 WWW.OWENSURVEYING.COM
 110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424
 PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127

ORDINANCE EXHIBIT : STEPHENS COUNTY
 DRAWN BY: CH CHECKED BY: EB

Scale 1" = 50'	Date 03 November 2023	Print Number B-478B
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