

**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 WIMBERLEY, INC., a domestic for-profit corporation whose mailing address is 400 W. Walker Street, Breckenridge, Texas, 76424 (hereinafter "Grantee") the following property situated in Stephens County, Texas, to-wit (hereinafter, the "Property"):

Being the portion of a twenty foot wide alley lying between Lots 5 – 10 and Lots 11 – 16 of Block N of the Breckenridge East Addition to the City of Breckenridge, Stephens County, Texas.

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 2021 and subsequent years, which Grantee shall be responsible for.

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.

***Execution Page Follows***

**CITY OF BRECKENRIDGE, TEXAS**

\_\_\_\_\_  
Bob Sims, Mayor

ATTEST:

\_\_\_\_\_  
Heather Robertson-Caraway, City Secretary

**STATE OF TEXAS** §  
**COUNTY OF STEPHENS** §

This instrument was acknowledged before me on the \_\_\_\_\_ day of November 2021, by Erika McComis, as City Manager of the City of Breckenridge, on behalf of said City.

\_\_\_\_\_  
Notary Public, State of Texas