

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 WEST TEXAS GROUP INVESTMENTS, LLC, a Texas limited liability company whose mailing address is 3433 W. Walker Street, Breckenridge, Texas, 76424 (hereinafter "Grantee") the following property situated in Stephens County, Texas, to-wit (hereinafter, the "Property"):

A portion of Morningside Drive, a platted street within Country Club Estates, Phase 1, also known as Country Club Estates Addition, Phase 1, an addition to the City of Breckenridge according to plat of the same filed 20 January 1982, correction dedication deed recorded in volume 515 page 319 of the Deed Records of Stephens County, and corrected plat located in Slide 88A of the Plat Cabinet in the Plat Records of said Stephens County, said portion of Morningside Drive being conveyed lying south of Lot 7 of Block G of said Country Club Estates Addition, Phase 1.

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 2025 and subsequent years, which Grantee, by acceptance of this Deed Without Warranty, assumes responsibility 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, subject to the reservations contained in this Deed Without Warranty, unto the said Grantee, its heirs, successors, and assigns forever, WITHOUT ANY WARRANTIES OR REPRESENTATIONS BY GRANTOR, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF CONDITION, MERCHANTABILITY,

HABITABILITY, OR FITNESS FOR A PARTICULAR USE, OR WITH RESPECT TO THE VALUE, PROFITABILITY, OR MARKETABILITY OF THE PROPERTY. GRANTEE SPECIFICALLY ACKNOWLEDGES THAT ALL WARRANTIES OF GRANTOR THAT MIGHT ARISE BY COMMON LAW OR OTHERWISE, AND THE IMPLIED COVENANTS IN TEXAS PROPERTY CODE SECTION 5.023, ARE SPECIFICALLY EXCLUDED AND ARE FOREVER WAIVED AND RELINQUISHED BY GRANTEE.

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 May 2025, by Bob Sims, as Mayor of the City of Breckenridge, on behalf of said City.

Notary Public, State of Texas

ACCEPTED AND AGREED:

GRANTEE: West Texas Group Investments, LLC

Raul Duran, Jr.

STATE OF TEXAS §
COUNTY OF STEPHENS §

This instrument was acknowledged before me on the _____ day of May 2025, by Raul Duran, Jr., as Owner of West Texas Group Investments, LLC, on behalf of said company.

Notary Public, State of Texas