

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 CHESTER BUSSELL, an individual whose mailing address is 1010 W. Elm Street, Breckenridge, Texas, 76424 (hereinafter "Grantee") the following property situated in Stephens County, Texas, to-wit (hereinafter, the "Property"):

Beginning at the Southwest corner of Lot 9, Block 44, Lakeview Addition to the City of Breckenridge, Stephens County, Texas, as shown by the map or plat now located in the Plat Cabinet in Slide 94B of the Plat Records of said Stephens County, Texas,

Thence West 11 feet;

Thence North to a point which is 11 feet west of the Northwest corner of Lot 9;

Thence East 11 feet to the Northwest corner of Lot 9;

Thence South along the West boundary of Lot 9 to the place of beginning.

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.

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 September 2023, by Bob Sims, as Mayor of the City of Breckenridge, on behalf of said City.

Notary Public, State of Texas