

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF BURNET §

Effective Date: February 11, 2025

Grantor: Eagles Nest Homeowners Association, Inc., a Texas
nonprofit corporation

Grantor's Mailing Address: c/o Tommy Gaut
105 Eagle Ridge, Burnet, Burnet County, Texas 78611

Grantee: City of Burnet, a Texas home rule municipality

Grantee's Mailing Address: PO Box 1369, Burnet, Burnet County, TX 78611

Consideration: Ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): Being Tract 5: Eagles Nest Lot Reserve Tract .65 acres, Burnet County Texas (Burnet Central Appraisal District Property ID No. 74019) and described in that certain Special Warranty Deed recorded on December 18, 2018, in the Official Public Records of Burnet County, Texas as Document No. 201813020; and that certain Correction Deed recorded on August 19, 2019, in the Official Public Records of Burnet County, Texas as Document No. 201908965. Said property also being described as BEING RESERVE TRACT D, Section Two (2), EAGLES NEST, a subdivision in Burnet County, Texas, as shown by plat recorded in Cabinet 4, Slide 17C, of the Plat Records of Burnet County, Texas, and also shown in Document No. 200614987 of the Official Public Records of Burnet County, Texas.

Exceptions to Conveyance: This conveyance is being made subject to ad valorem taxes from the Effective Date and subsequent years, which are assumed by Grantee.

Reservations from Conveyance: none.

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever is lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty, when the claim is by, through or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural. To be effective the date first set out above.

GRANTOR:

Eagles Nest Homeowners Association, a Texas nonprofit corporation.

By: _____
Tommy Gaut, President

STATE OF TEXAS §
 §
COUNTY OF BURNET §

This instrument was acknowledged before me on this _____ day of _____, 2025 by Tommy Gaut, in his official capacity as President of the Eagles Nest Homeowners Association.

[Seal]

NOTARY PUBLIC, STATE OF TEXAS

ACCEPTED BY GRANTEE:

City of Burnet, a Texas home rule municipality

By: _____
Gary Wideman, Mayor

STATE OF TEXAS §
 §
COUNTY OF BURNET §

This instrument was acknowledged before me on this _____ day of _____, 2025 by Gary Wideman in his official capacity as Mayor of the City of Burnet, Texas.

[Seal]

NOTARY PUBLIC, STATE OF TEXAS