

## GENERAL WARRANTY DEED

August 13, 2024

Grantor: City of Eden, Texas, a Texas municipal corporation

Grantor's Mailing Address:

City of Eden, Texas  
120 Paint Rock Street  
Eden, Texas 76837

Grantee: Eden Economic Development Corporation, a Texas corporation

Grantee's Mailing Address:

Eden Economic Development Corporation  
120 Paint Rock Street  
Eden, Texas 78155

Consideration:

Ten Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements):

A 0.271 parcel of land out of Blk 00014, BL14, Original Town Eden Part Green Apple, as conveyed to the City of Eden by the Foster Charitable Foundation in a 2009 deed filed in Volume 241, Page 159 of the Real Property Records of Concho County.

Reservations from conveyance: None

Exceptions to Conveyance and Warranty:

The property subject to this deed must be used in a manner that primarily promotes the public purpose of the City of Eden, including all manner of economic development.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Failure to use the property in a manner that promotes the public purpose of the City of Eden shall result in the reversion of ownership of the property in accordance with Texas Local Government Code Section 253.012(d).

When the context requires, singular nouns and pronouns include the plural.

This conveyance is authorized by City of Eden Resolution No. 2025-01, dated August 13, 2024.

**GRANTOR:**

**CITY OF EDEN, TEXAS**

By: \_\_\_\_\_  
Renaë Rodgers

**STATE OF TEXAS**           §  
  §  
**COUNTY OF CONCHO**   §

This instrument was acknowledged before me on the 13 day of August by Renaë Rodgers, the Mayor of Eden, Texas on behalf of said city.

\_\_\_\_\_  
Notary Public for and in the  
State of Texas