

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.

Special Warranty Deed

Date: _____, 2022

Grantor: CITY OF GLEN ROSE, TEXAS

Grantor's Mailing Address:

City of Glen Rose, Texas
201 NE Vernon
Glen Rose, Texas 76043

Grantee: GR VINE PROPERTIES LLC

Grantee's Mailing Address:

GR VINE PROPERTIES LLC
PO Box 2310
Glen Rose, Texas 76043

Consideration:

\$_____ and other valuable consideration and adoption of Ordinance _____ abandoning a portion of Elm Street, Glen Rose, Texas.

Property (including any improvements):

All of Grantor's interest in attached Exhibit "A"

Reservations from Conveyance:

A 20' easement beginning at the Northeast corner of the property and ending at the Southeast corner of the property and 20' off the east boundary line for the installation, construction, operation, maintenance, replacement, upgrade, and removal of utilities.

Exceptions to Conveyance and Warranty:

This conveyance is made subject to any and all reservations, exceptions, and conditions filed of record in the clerk's records of Somervell County, Texas.

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

JULIA DOUGLAS, Mayor
City of Glen Rose, Texas

STATE OF TEXAS)

COUNTY OF _____)

This instrument was acknowledged before me on _____, 2022, by
Julia Douglas, Mayor, City of Glen Rose, Texas.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Law Offices of Brady L. Pendleton
P.O. Box 483
Stephenville, Texas 76401
Tel: (254) 965-4000
Fax: (817) 887-3196

AFTER RECORDING RETURN TO:

City of Glen Rose, Texas
201 NE Vernon
Glen Rose, Texas 76043