

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.

General Warranty Deed

Date: September 5, 2024

Grantor: MISSION ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation

Grantor's Mailing Address:

901 South Bryan Road
Mission, Texas 78572

Grantee: CITY OF MISSION, TEXAS, a Texas home-rule municipality

Grantee's Mailing Address:

1201 East 8th Street
Mission, Texas 78572

Consideration:

The donation of property by the Grantor to the Grantee for the expansion of a city park and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Tract 1:

All of Lot 4, Block 132, ORIGINAL TOWNSITE OF MISSION, Hidalgo County, Texas, according to the map recorded in Volume 2, Pages 21-22, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

(Also known as 800 Perkins Avenue, Mission, Texas)

Tract 2:

All of Lot 3, Block 132, ORIGINAL TOWNSITE OF MISSION, Hidalgo County, Texas, according to the map recorded in Volume 2, Page 21, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

(Also known as 802 Perkins Avenue, Mission, Texas)

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

1. Easements, rules, regulations and rights in favor of United Irrigation District. (Tracts 1 and 2)
2. Roads and reservations as shown on the map of Original Townsite of Mission, recorded in Volume 2, Pages 21-22, Map Records of Hidalgo County, Texas. (Tracts 1 and 2)
3. Mineral and/or royalty reservation contained in deed dated June 17, 2022, filed June 24, 2022, under Document No. 3355224, Official Records of Hidalgo County, Texas. (Tract 1)
4. Urban Renewal Plan in favor of the City of Mission dated September 18, 1972, recorded in Vol. 1334, Page 139, Deed Records of Hidalgo County, Texas (Tract 2)
5. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing the Public Records. (Tracts 1 and 2)
6. Any right, title or interest in the Property held by Amelia L. Martinez and any of her heirs at law or beneficiaries. (Tract 2)
7. Visible and apparent easements on or across the property herein described. (Tracts 1 and 2)
8. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway. (Tracts 1 and 2)
9. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Property. (Tracts 1 and 2)
10. Standby fees, taxes and assessments by any taxing authority for the year 2023, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership. (Tracts 1 and 2)

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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION

OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

[Signature pages follow.]

GRANTOR:

MISSION ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation

By: TECLO J. GARCIA, Chief Executive Officer

STATE OF TEXAS)

COUNTY OF HIDALGO)

Before me, on this day personally appeared **TECLO J. GARCIA**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of **MISSION ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation**, as its Chief Executive Officer, for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public, State of Texas

ACCEPTED by the Grantee this ____ day of _____, 2024

CITY OF MISSION, TEXAS, a Texas home-rule municipality

By: _____
NORIE GONZALEZ GARZA, Mayor

STATE OF TEXAS)

COUNTY OF HIDALGO)

Before me, on this day personally appeared **NORIE GONZALEZ GARZA**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same as the act of **CITY OF MISSION, TEXAS, a Texas home-rule municipality**, as its Mayor, for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:

**Eugene R. Vaughan, III
JONES, GALLIGAN, KEY & LOZANO L.L.P.
2300 West Pike Blvd., Suite 300
Weslaco, Texas 78596
Tel: (956) 968-5402
Fax: (956) 968-6089**

AFTER RECORDING RETURN TO:

**Patricia A. Rigney, City Attorney
CITY OF MISSION, TEXAS
1201 East 8th Street
Mission, Texas 78572**