

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: _____, 2023

Grantor: THE CITY OF SWEENY, TEXAS

Grantor's Mailing Address (including county): P. O. Box 248, Sweeny,
Brazoria County, Texas 77480

Grantee: SWEENY FIREFIGHTERS ASSOCIATION, INC., a Texas non profit
corporation

Grantee's Mailing Address (including county):

Consideration: TEN AND NO/100'S DOLLARS and other good and valuable
consideration.

Property (including any improvements):

All that certain 14.301 acre tract of land in the Imla Keep League, Abstract 79, Brazoria County, Texas, and being a portion of a called 288 acre tract described in partition deed to R. D. McDonald, et al as recorded in Volume 691, Page 376 of the Brazoria County Deed Records, also being all of Tract No. 33 and a portion of Tract No. 34 out of the Hurds Subdivision of a part of the Imla Keep League as recorded in Volume 145, Page 461 of the Brazoria County Deed Records, said 14.301 acre tract being more particularly described in Deed from Ronnie W. Byrd and Windy A. Byrd to the City of Sweeny dated December 7, 2006 recorded at Clerk's File No. 2006071490 in the Office of the County Clerk of Brazoria County, Texas, reference to said deed being here made for a complete legal description of said 14.301 acre tract.

Reservations from and Exceptions to Conveyance and Warranty:

Grantee is providing a public service, that is firefighting service to the City of Sweeny. It is expressly agreed by Grantor and Grantee that the property conveyed herein shall be used by Grantee for municipal firefighting purposes only, including a firefield. This conveyance is made subject to the above agreement and at such time as the Grantee ceases to exist as a non profit corporation or the property is no longer used by Grantee for firefighting purposes, title to this property shall revert to the Grantor. In the event Grantee ceases to use the property for firefighting purposes and Grantor exercises its right to revert, it shall have the right to reenter and take possession of the property conveyed herein and to file a Notice of Reverter in the Brazoria County Official Records. Grantee agrees that such notice shall have the effect of delivering and recording a deed from Grantee to Grantor and shall automatically terminate Grantee's right, title and interest in the property.

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, easements, and oil, gas and other mineral reservations, if any, affecting the above described property that are valid, existing and properly of record.

This conveyance is made by Grantor and accepted by Grantee "AS IS", "WHERE IS" and "WITH ALL FAULTS" and Grantee agrees that Grantor will not be responsible or liable to Grantee for any conditions affecting the property, including any possible contamination of the property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, gives, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise 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 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 context requires, singular nouns and pronouns include the plural.

THE CITY OF SWEENEY, TEXAS

BY: DUSTY HOPKINS, Its Mayor

ATTEST:

KAYDI SMITH, City Secretary

THE STATE OF TEXAS *
COUNTY OF BRAZORIA *

This instrument was acknowledged before me on the _____ day of _____, 2023, by DUSTY HOPKINS, Mayor of the City of Sweeny, Texas, a municipal corporation of the State of Texas.

NOTARY PUBLIC, State of Texas
Notary's Name (printed):

Notary's commission expires: _____

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:
R. C. STEVENSON, ATTORNEY
P. O. BOX 892
207 EAST ASHLEY WILSON ROAD
SWEENY, TEXAS 77480-0892
(979) 548-3252