

SPECIAL WARRANTY DEED

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF GALVESTON

§

That **TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation**, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS** and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY** unto **TEXAS CITY PROFESSIONAL FIREFIGHTERS UNION LOCAL 1259**, herein called "Grantee" (whether one or more), the following real property (together with all improvements thereon the "Property") situated in Galveston County, Texas, to-wit:

BEING 3.3446 acres (145,689 sq. ft.) tract of land and being all of the east half of Lot 4, Block 2, of Subdivision "H" of Kohfeldts Resubdivision, of the Hamlet Ferguson Survey, a subdivision in Galveston County, according to the map or plat thereof recorded in Volume 10, Page 35, of the Map Records of Galveston County, Texas as shown as Tract 2 on Exhibit A attached hereto.

This conveyance is made and accepted subject to any and all easements, rights of way, valid restrictions, mineral reservations of any kind, encumbrances, conditions, maintenance charges, building set back lines, and governmental regulations, if any, to the extent, but only to the extent that they are reflected by the records of the Office of the County Clerk of the above mentioned County and State.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind himself, his heirs, executors and administrators to **WARRANT AND FOREVER DEFEND** all and singular the said Property unto the said Grantee, its successors and assigns, against every person whoms oever 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 Grantor and/or Grantee are more than one entity, the pertinent nouns, verbs and pronouns shall be construed to correspond. When Grantor and/or Grantee are a corporation, a trustee or other legal entity that is not a natural person, the pertinent words "heirs, executors and administrators" and/or "heirs and assigns" shall be construed to mean "successors and assigns," respectively. Reference to any gender shall include either gender and, in the case of a legal entity that is not a natural person, shall include the neuter gender, all as the case may be.

Grantee assumes the payment of all ad valorem taxes on the Property for the current year, and any subsequent assessments for current and prior years due to change in land usage, ownership or both.

THE PROPERTY TRANSFERRED TO GRANTEE IS SOLD, TRANSFERRED, AND DELIVERED "AS IS" AND "WITH ALL FAULTS"; FURTHER, GRANTOR EXCLUDES ALL WARRANTIES AND REPRESENTATIONS, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE

EXECUTED THIS _____ day of _____, 2021.

**TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION,
a Texas non-profit corporation**

BY: _____
NAME: Mark Ciavaglia
TITLE: President

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This instrument was acknowledged before me on this _____ day of _____, 2021, by Mark Ciavaglia, President of **TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation.**

Notary Public in and for
The State of TEXAS

GRANTEE'S ADDRESS:
1801 – 9th Avenue North
Texas City, Texas

AFTER RECORDING, RETURN TO:
1801 – 9th Avenue North
Texas City, Texas
Attn: City Attorney