

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/RIGHT-OF-WAY DEDICATION

Date: April 6, 2022

Grantor: City of Seguin, Texas

Grantors' Mailing Address: 205 North River Street, Seguin, Guadalupe County, Texas 78155

Grantee: City of Seguin, Texas

Grantee's Mailing Address: 205 North River Street, Seguin, Guadalupe County, Texas 78209

Consideration: \$10.00 and other good valuable consideration.

Property (including improvements):

A 1.506 acre, more or less, tract of land out of Lot 3A of the Amending Plat of Rio Nogales Subdivision, Unit 1, as recorded in Volume 8 Page 351 of the Map and Plat Records of Guadalupe County, Texas, said Lot 3A being out of a tract of land conveyed to the City of Seguin by Cause No. 07-1281-CV of the 25th District Court of Guadalupe County as more particularly described on the attached Exhibit "A."

Reservations from and Exceptions to Conveyance and Warranty:

Grantor, for the consideration and subject to the reservation from and 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 wise belonging, to have and hold it to Grantee, Grantee's administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the property to Grantee and Grantee's administrators, successors or 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 the exceptions to conveyance and warranty. Neither Grantor nor Grantor's successors shall claim or demand any right or title to the property or any part of it. The grant of property is for permanent use as a street right-of-way.

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

EXECUTED this the 6th day of April 2022.

For the CITY OF SEGUIN

Steve Parker, City Manager

STATE OF TEXAS	§
	§
COUNTY OF GUADALUPE	§

BEFORE ME THE UNDERSIGNED AUTHORITY, on this the 6th day of April, 2022, personally appeared, Steve Parker, known to me to be the City Manager of the City of Seguin, Texas, who acknowledged to me that he has the authority to execute this document for the purposes and consideration therein expressed.

Naomi Manski
Notary Public in and for the State of Texas