

## SPECIAL WARRANTY DEED

**Date:** January \_\_, 2016

**Grantor:** City of Seguin, a Texas municipal corporation

**Grantor's Mailing Address:** 205 North River Street, Seguin, Guadalupe County, Texas 78155

**Grantee:** Guadalupe Valley Habitat for Humanity

**Grantee's Mailing Address:** P.O. Box 1594, San Marcos, Hays County, Texas 78667-1594.

**Consideration:** \$10.00 and other good and valuable consideration.

**Property (including any improvements):**

All of that tract of property situated along Mesquite Street known as Lot 1, Middleground Addition, as shown on the Middleground Addition Plat filed in Volume 7, Page 547 of the Map and Plat Records of Guadalupe County, Texas, and as further described on the attached Exhibit A, and more commonly known as 327 Mesquite Street Seguin, Texas 78155.

**Reservations from and Exceptions to Conveyance and Warranty:** Private easements and prescriptive rights, whether of record or not, all presently recorded restrictions, covenants, conditions, and other instruments, other than liens and conveyances, that affect the property; any discrepancies, conflicts, or shortages in area or boundary lines; and any encroachments or overlapping of improvements.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance, quitclaims to Grantee all of Grantor's rights, title and interest in and to 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. Neither Grantor nor Grantor's successors shall claim or demand any right or title to the property or any part of it.

**Affordability restrictions:** Grantor conveys and Grantee accepts conveyance of this property with the following restrictions that are to run with the land:

Grantee, by and for itself and any successors in interest, hereby covenants and agrees that any sale of the Property shall only be to a Low or Moderate income.

A low to moderate income household means a household with an income between 30% and 80% of the median income for Guadalupe County, Texas.

Grantee, and its successors and interest, agree to be bound by these restrictions for a period of twenty (20) years from the date of this deed.

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

City of Seguin

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Douglas G. Faseler  
City Manager

STATE OF TEXAS

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COUNTY OF GUADALUPE

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This instrument was acknowledged before me on the \_\_\_\_\_ day of December, 2013, by Douglas G. Faseler, City Manager of the City of Seguin, Texas, known personally to me to be the person whose name is subscribed to this instrument.

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Naomi Manski  
Notary Public, State of Texas

After recording please return to:

City of Seguin  
205 N. River Street  
Seguin, Texas 78155