

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

DATE: _____, 2022

GRANTOR: Clear Creek Commercial, LTD.

GRANTOR'S MAILING ADDRESS: 2901 East Stan Schlueter; Killeen, TX 76542

GRANTEE: City of Killeen ("City")

GRANTEE'S MAILING ADDRESS: 101 North College, Killeen, Bell Co., TX 76541

CONSIDERATION: Ten dollars (\$10) and other good and valuable consideration

PROPERTY: 0.064-acre tract of land situated in and part of the Thomas Robinette Survey, Abstract No. 686, Bell County, Texas, being a portion of that tract of land conveyed to Clear Creek Commercial as recorded in Instrument No. 2006-00055898, Official Public Records of Real Property of Bell County, Texas, and being more particularly described by metes and bounds in Exhibit A attached hereto and incorporated by reference for all relevant purposes as if set forth at length herein

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Grantor reserves and excepts from the property conveyed all encumbrances and other matters of record in the Official Public Records of Real Property of Bell County, Texas, to the extent they are validly existing and affect the Property;

Grantor, for the Consideration and subject to the Reservations From 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 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 such claim arises by, through or under Grantor, but not otherwise.

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

Clear Creek Commercial, LTD.,
A Texas Limited Partnership
Acting By and Through Its General Partner,
Clear Creek Commercial Management, LC.,
A Texas Limited Liability Company

By: _____

Name: Gary W. Purser, Jr., President

Acknowledgment

STATE OF TEXAS

COUNTY OF BELL

This instrument was acknowledged before me on _____, 2022, by Gary W. Purser, Jr., in his capacity as President of Clear Creek Commercial Management, LC, a Texas Limited Liability Company, as General Partner of Clear Creek Commercial, LTD., a Texas Limited Partnership, on behalf of said Partnership.

Notary Public, State of Texas

My Commission Expires:

The City of Killeen does hereby accept the above-described conveyance.

DATE

CITY OF KILLEEN

Kent Cagle

ATTEST

Laura Calcote
Interim City Secretary

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

DATE: _____, 2022

GRANTOR: Clear Creek Development, LTD.

GRANTOR'S MAILING ADDRESS: 2901 East Stan Schlueter; Killeen, TX 76542

GRANTEE: City of Killeen ("City")

GRANTEE'S MAILING ADDRESS: 101 North College, Killeen, Bell Co., TX 76541

CONSIDERATION: Ten dollars (\$10) and other good and valuable consideration

PROPERTY: 0.906-acre tract of land situated in and part of the Thomas Robinette Survey, Abstract No. 686, Bell County, Texas, being that same tract of land described as Tract IV in Exhibit "D" conveyed to Clear Creek Development, Ltd. as recorded in Instrument No. 2020017330, Official Public Records of Real Property of Bell County, Texas, and being more particularly described by metes and bounds in Exhibit B attached hereto and incorporated by reference for all relevant purposes as if set forth at length herein

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Grantor reserves and excepts from the property conveyed all encumbrances and other matters of record in the Official Public Records of Real Property of Bell County, Texas, to the extent they are validly existing and affect the Property;

Grantor, for the Consideration and subject to the Reservations From 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 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 such claim arises by, through or under Grantor, but not otherwise.

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

Clear Creek Development, LTD.,
A Texas Limited Partnership
Acting By and Through Its General Partner,
Bentina Construction Management, LC.,
A Texas Limited Liability Company

By: _____

Name: Gary W. Purser, Jr., President

Acknowledgment

STATE OF TEXAS

COUNTY OF BELL

This instrument was acknowledged before me on _____, 2022, by Gary W. Purser, Jr., in his capacity as President of Bentina Construction Management, LC, a Texas Limited Liability Company, as General Partner of Clear Creek Development, LTD., a Texas Limited Partnership, on behalf of said Partnership.

Notary Public, State of Texas

My Commission Expires:

The City of Killeen does hereby accept the above-described conveyance.

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