

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 RECORDATION IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF BELL

THAT the CITY OF KILLEEN, TEXAS, a home-rule Texas municipal corporation (“**Grantor**”) of the County of Bell, State of Texas for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid by JACC HOMES, LLC, (“**Grantee**”) a Texas limited liability company, whose current address is 1401 Lavaca Street, Austin, Travis County, Texas, 78701, HAS GRANTED, SOLD, and CONVEYED, and by these presents DOES GRANT, SELL, and CONVEY unto Grantee all of that certain real property situated in Bell County, Texas (the “**Property**”), described as follows:

Lot 8, Block 27, Sugar Loaf Estates Addition Second Extension to the City of Killeen, Bell County, Texas, as described in the plat of the addition recorded in Volume 1147, Page 350 of the plat records of Bell County, Texas. Locally addressed as 1510 Linda Lane, Killeen, Bell County, Texas.

TO HAVE AND TO HOLD the above-described property, together with all the rights and appurtenances lawfully accompanying it, by the Grantee and the Grantee’s successors and assigns forever. Grantor binds itself and successors and assigns to warrant and forever defend the property against every person lawfully claiming or to claim all or any part of the property by, through, or under the Grantor but not otherwise; provided, however, this conveyance is made subject to all easements, exceptions, covenants, conditions, restrictions, reservations, and rights appearing of record.

THE CONVEYANCE OF THE PROPERTY IS SPECIFICALLY MADE “AS IS” AND “WHERE IS”, WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREINAFTER LIMITED), INCLUDING WITHOUT LIMITATION, IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE

EXECUTED to be effective as of _____, 20_____.

[Signature on following page]

CITY OF KILLEEN, TEXAS, a
municipal corporation.

By: _____
Kent Cagle
City Manager

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF BELL §

Before me, the undersigned Notary Public, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the instrument for the purposes and considerations expressed in it.

Given under my hand and seal of office on _____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS