

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.

QUITCLAIM DEED

STATE OF TEXAS

§

COUNTY OF TOM GREEN

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§

Tom Green County, Texas ("Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, has QUITCLAIMED and does QUITCLAIM to Thomas F. Collins, Jr., an individual, ("Grantee"), all of Grantor's right, title, and interest in and to the real property in Tom Green County, Texas, fully described in Exhibit A, and all improvements located on it, together with all of Grantor's right, title, and interest in and to (a) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and interests appurtenant to the real property and any improvements on the real property, and (b) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and interests of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way, or sidewalks, open or proposed, in front of, above, over, under, through, or adjoining the real property, and in and to any strips or gores of real estate adjoining the real property (collectively, "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances to it in any way belonging, to Grantee, its successors, and its assigns forever, WITHOUT ANY WARRANTIES OR REPRESENTATIONS BY GRANTOR, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF CONDITION, MERCHANTABILITY, HABITABILITY, OR FITNESS FOR A PARTICULAR USE, OR WITH RESPECT TO THE VALUE, PROFITABILITY, OR MARKETABILITY OF THE PROPERTY; so that neither Grantor nor Grantor's heirs, administrators, executors, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

Grantee, by its acceptance of this deed, assumes payment of all standby charges, ad valorem taxes, and assessments for the 2015 calendar year and later calendar years not yet due and payable, each to the extent attributable to all or part of the Property.

Grantee's address is: 9870 Hwy 2335, San Angelo, 76904.

EXECUTED as of November 3rd, 2015.

GRANTOR:



Tom Green County, Texas

By: Judge Stephen C. Floyd

122 W. Harris

San Angelo, Texas 76903

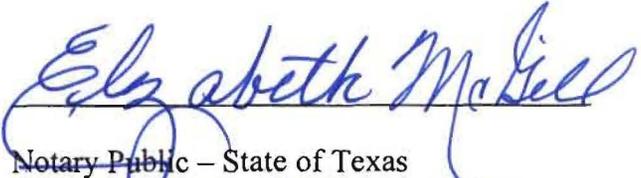
(325) 653-3318

STATE OF TEXAS

COUNTY OF TOM GREEN

BEFORE ME, the undersigned, a Notary Public in and for the state of Texas, on this day personally appeared Stephen C. Floyd, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3rd day of November, 2015.



Notary Public – State of Texas



BART E. JOHNSON
Registered Professional Land Surveyor

16110 Fitzgerald Drive ~ San Angelo, Texas 76904
Phone 325 835-2164 ~ Fax 325 835-2253 ~ Firm # 10017500

Description: 0.21 Acre Tract
Prepared for: Tom Collins

Being a 0.21 acre tract comprised of part of Block 73 and part of a 70 feet wide street east of Block 73 in the Town of McGrath, Tom Green County, Texas; a plat of the Town of McGrath was originally recorded in Volume 60, Page 606 of the Deed Records and said 0.21 acre tract, also being part of the land described in Deed from Lee to Tankersley School District dated June 15, 1928 and recorded in Volume 146, Page 277 of the Deed Records, is described by metes and bounds as follows:

Beginning at a concrete right-of-way monument found in the south line of F.M. Highway 2166 at its intersection with the west line of Block 72 of McGrath Addition and at the N.W. corner of a "1.000" acre tract described in Deed from William E. Lee to Huerta dated September 6, 1982 and recorded in Volume 756, Page 553 of the Deed Records.

Thence S.0°40'00"W., and with the west line of the "1.000" acre tract and Block 72 and along or near a fence, in all 103.42 feet to a 5/8" iron rod set for corner from which a previously found 1/2" iron pipe (now gone) for the S.W. corner of the "1.000" acre tract bears S.0°40'00"W. 31.06 feet.

Thence N.89°09'00"W., and with the north line of a 534.28 acre tract partitioned to Tom Collins in Partition Deed dated May 31, 2012 and recorded as Instrument # 724186 in the Official Public Records of Tom Green County, in all 92.00 feet to a 5/8" iron rod set for a N.W. corner of the 534.28 acre tract.

Thence N.0°40'00"E. 96.19 feet to a 5/8" iron rod set in the apparent south line of F.M. Highway 2166.

Thence N.86°21'09"E., and with said apparent north line, in all 92.26 feet to the point of beginning and containing 0.21 acre of land.

Courses, distances and area are of the Texas Coordinate System of 1983 - Central Zone.

See accompanying plat.

Prepared this 14th day of October 14, 2015 from previous ground surveys.



Bart E. Johnson
R.P.L.S. # 3895

