SPECIAL WARRANTY DEED

STATE OF TEXAS	§	
	§	
COUNTY OF JEFFERSON	§	

DATE:	_____, 2021
GRANTOR:	BEAUMONT INDEPENDENT SCHOOL DISTRICT
GRANTOR'S MAILING ADDRESS:	3395 Harrison Avenue Beaumont, TX 77706
GRANTEE:	
GRANTEE'S MAILING ADDRESS:	
CONSIDERATION:	The sum of TEN AND NO/100 DOLLARS.
PROPERTY:	All the real property consisting of _____ _____ together with all improvements thereon and more particularly described by metes and bounds in the attached **Exhibit**.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND SPECIAL WARRANTY:

This conveyance is made by GRANTOR and accepted by GRANTEE subject to the terms, conditions and provisions hereof and further subject to any and all valid and effective encumbrances, whether of record or not, affecting the Property, including but not limited to restrictions, covenants, conditions, rights-of-way, easements, leases, oil, gas and other mineral reservations, if any, previously reserved to any predecessor in title or heretofore transferred or assigned, affecting the above described Property.

GRANTOR, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS AND CONVEYS to Grantee and Grantee's successors or assigns forever, the Property, together with all and singular the rights and appurtenances thereto, SAVE AND EXCEPT any and all oil, gas and other mineral rights to the Property, and the following exceptions and/or conditions:

THIS PROPERTY IS SOLD AND CONVEYED TO AND ACCEPTED BY GRANTEE IN ITS PRESENT CONDITION, AS IS, WHERE IS, WITH ALL FAULTS OR DEFECTS (BOTH PATENT AND LATENT), AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, EXCEPT AS OTHERWISE PROVIDED SPECIFICALLLY HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY EXPRESS OR IMPLIED WARRANTY, REPRESENTATION, AGREEMENT, STATEMENT OR EXPRESSION OF OPINION (OR LACK THEREOF), WITH RESPECT TO: (1) THE CONDITION OF THE PROPERTY OR ANY ASPECT THEREOF, INCLUDING, WITHOUT LIMITATION, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE; (2) THE SOIL CONDITIONS, DRAINAGE, TOPOGRAPHICAL FEATURES OR OTHER CONDITIONS OF THE PROPERTY OR WHICH AFFECT THE PROPERTY; (3) ANY CONDITIONS RELATING TO OR ARISING FROM ANY ARCHEOLOGICAL OR HISTORIC SITE, CEMETERY, BURIAL GROUND, ENDANGERED SPECIES HABITAT, OR OTHER SUCH CONDITION WHICH MAY AFFECT THE PROPERTY; (4) AREA, SIZE, SHAPE, CONFIGURATION, LOCATION, CAPACITY, QUANTITY, QUALITY, VALUE, CONDITION OR COMPOSITION OF THE PROPERTY; and/or (5) ANY ENVIRONMENTAL, GEOLOGICAL, METEOROLOGICAL, STRUCTURAL OR OTHER CONDITION OR HAZARD OR THE ABSENCE THEREOF HERETOFORE, NOW OR HEREAFTER AFFECTING IN ANY MANNER ANY OF THE PROPERTY.

[INTENTIONALLY LEFT BLANK]

GRANTOR binds GRANTOR and GRANTOR'S successors and assigns to warrant and forever defend all and singular the Property to GRANTEE and GRANTEE'S successors and assigns against GRANTOR, its heirs, assigns and those lawfully claiming under it, the same or any part thereof, when the claim is by, through, or under GRANTOR, but not otherwise, except as to the reservations from, exceptions to, and conditions of, conveyance and warranty set forth herein.

WITNESS MY HAND this _____ day of _____, 2018.

GRANTOR:

BEAUMONT INDEPENDENT SCHOOL DISTRICT

By: _____

Dr. Shannon Allen

Superintendent, Beaumont ISD

STATE OF TEXAS §
§
COUNTY OF JEFFERSON §

This instrument was acknowledged before me on this the _____ day of _____, 2021 by Shannon Allen in her capacity as Superintendent of the Beaumont Independent School District.

_____

Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

GRANTEE