

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.

GIFT DEED

Effective Date: _____, 2022

Grantor: County of Lubbock, State of Texas

Grantor's Mailing Address:

904 Broadway
Lubbock, Lubbock County, Texas 79401

Grantee: Roosevelt Independent School District

Grantee's Mailing Address:

1406 County Road 3300
Lubbock, Lubbock County, Texas 79403

Consideration:

As a gift.

Property (including any improvements):

That property situated in Lubbock County, Texas, more particularly described as follows:

BEGINNING at a point 950.4 varas North of the Southeast corner of Section 43, Block I, E.L.&R.R. Ry Survey, Lubbock County, Texas, and
THENCE South 242 yards to the Southeast corner of the Roosevelt School Tract and the Northeast and beginning corner of the 1/2 acre tract to be conveyed herein
THENCE South 104.4 feet to a point in the Southeast corner of this 1/2 acre tract;
THENCE West 208.6 feet to a point for the Southwest corner of said 1/2 acre tract;
THENCE North 104.4 feet to a point in the South property line of the Roosevelt School Tract;
THENCE East 208.6 feet to the place of beginning, being in all approximately one-half (1/2) acre of land,

SUBJECT TO all easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary, any discrepancies, conflicts, or shortages in area or boundary lines; any

encroachments or overlapping of improvements; taxes for 2022, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

FURTHER SUBJECT TO and there is hereby RESERVED to Grantor a right of reversion if Grantee ceases to use the Property for purposes relating to the operation of public schools.

Grantor, for the consideration and subject to the reservations from and exceptions to 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 the context requires, singular nouns and pronouns include the plural.

LUBBOCK COUNTY, TEXAS

By: _____
Curtis Parrish, County Judge

STATE OF TEXAS §

COUNTY OF LUBBOCK §

This instrument was acknowledged before me on the ____ day of _____, 2022, by Curtis Parrish, County Judge of Lubbock County, Texas, a governmental entity, on behalf of such county.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Superintendent
Roosevelt ISD
1406 County Road 3300
Lubbock, Texas 79403

PREPARED IN THE LAW OFFICE OF:
Underwood Law Firm, P.C.
P.O. Box 9158
Amarillo, Texas 79105