

**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**

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF NUECES §

That, **Corpus Christi Housing Improvement Corporation, nka Corpus Christi Community Improvement Corporation**, ("Grantor"), 1201 Leopard Street, Corpus Christi, Texas 78401, in order to support the City's mission to provide water for affordable housing, has granted, given and conveyed, and by these presents does hereby grant, give and convey unto the **City of Corpus Christi** (Grantee), a Texas Home Rule municipal corporation, 1201 Leopard Street, Corpus Christi, Nueces County, Texas 78401 one tract or parcel of land, situated in Nueces County, Texas, being described as follows:

**Lots 13, 14 and 15, Block 16, Hillcrest, an addition to the City of Corpus Christi, Nueces County, Texas, as shown by the Map or Plat thereof, recorded in Volume 1511, Page 73 of the Map records, Nueces County, Texas, more specifically described as:**

**NCAD PROPERTY ID: 244289**  
**LEGAL DESCRIPTION: HILLCREST LTS 13 THRU 15 BLK 16**  
**COMMON ADDRESS: 1622 VAN LOAN AVENUE, CORPUS CHRISTI, TX 78407**

### **Exceptions to Conveyance and Warranty:**

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Nueces County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor, subject to the Exceptions to Conveyance and Warranty, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Exceptions to Conveyance and Warranty.

**GRANTOR:**

**Corpus Christi Housing Improvement Corporation, nka Corpus Christi Community Improvement Corporation**

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THE STATE OF TEXAS       §

COUNTY OF NUECES       §

This instrument was acknowledged before me on \_\_\_\_\_, 2024,  
by \_\_\_\_\_, on behalf of Corpus Christi Housing Improvement Corporation, nka  
Corpus Christi Community Improvement Corporation.

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Notary Public in and for State of Texas

ACCEPTED for the City of Corpus Christi, a municipal corporation and body politic under the laws  
of the State of Texas on \_\_\_\_\_, 2024.

**GRANTEE:**  
**CITY OF CORPUS CHRISTI, TEXAS**  
1201 Leopard Street  
Corpus Christi, Texas 78401

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Jeff H. Edmonds, P.E  
Director of Engineering Services