

**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**

**DATE:** \_\_\_\_\_, 2017

**GRANTOR: CITY OF CORPUS CHRISTI**, a Texas home-rule municipal corporation

**GRANTOR'S MAILING ADDRESS** (including County):

P. O. Box 9277  
Corpus Christi, Texas 78469-9277  
Nueces County, Texas

**GRANTEE: HABITAT FOR HUMANITY – CORPUS CHRISTI, INC.**, a Texas non-profit corporation

**GRANTEE'S MAILING ADDRESS** (including County):

P.O. Box 3032  
Corpus Christi, Texas 78463-3032  
Nueces County, Texas

**CONSIDERATION:** TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration.

**PROPERTY:** The following described Land:

**Lot 6A, 7A, and 8A, Block 4, Brennan Addition, being a replat of Lot 5A, Block 4, Brennan Addition, such replat recorded in Volume 68, Page 640, of the Map Records of the City of Corpus Christi, the Land being first acquired under Document #759418 filed in the official records of Nueces County, Texas, and commonly known by the street addresses as 1906 Lipan, 1910 Lipan and 1914 Lipan, Corpus Christi, Nueces County, Texas.**

Together with and including all of Grantor's rights, title, and interest and in the rights and appurtenances in any way belonging or appurtenant to the Land, including without limitations: (i) any improvements on the Land; (ii) strips and gores, if any, adjacent or contiguous to the Land; (iii) any land lying in or under the bed of any street, alley, road, creek or stream running through, abutting or adjacent to the Land; (iv) any riparian rights appurtenant to the Land relating to surface or subsurface waters; and (v) easements, rights of ingress and egress, and prior reversionary interests benefiting or serving the Land (the Land and other appurtenant rights being referred to herein as the "Property").

## **RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

The conveyance recited above is made and accepted subject to all presently valid restrictions, reservations, covenants, conditions, rights-of-way, easements, mineral leases, and royalty and mineral conveyances now outstanding and of record, if any, in Nueces County, Texas, affecting the above-described **PROPERTY**, as well as any restrictions, reservations, conditions, and covenants contained in this instrument. The sale of the Property is without minerals. GRANTOR reserves unto itself all of its right, title and interest, if any, in and to the oil, gas and other minerals in, on, or under the Property.

**IT IS EXPRESSLY UNDERSTOOD AND AGREED** that the **PROPERTY** is burdened by a restriction, as a covenant running with the land, that limits development of structures on the **PROPERTY** to single-family housing and only those structures that meet the definition of “affordable housing,” as such term is defined under applicable federal law.

It is the intent of **GRANTEE** to construct a single-family residential structure on the **PROPERTY**. **IT IS EXPRESSLY UNDERSTOOD AND AGREED** that this conveyance shall be effective so long as the construction of a residential structure is completed by Grantee and the structure is occupied within twenty-four (24) months from the date hereof on the lot comprising the **PROPERTY**. If the construction of the residential structure is not completed and the structure is not occupied within twenty-four (24) months from the date hereof, all rights, title, and interest conveyed by this instrument shall automatically revert to and vest in **GRANTOR and GRANTOR’S** successors and assigns without the necessity of any further act on the part of or on behalf of **GRANTOR**, it being the intent of **GRANTOR** to convey a determinable estate to **GRANTEE**.

**GRANTOR IS CONVEYING THE PROPERTY TO GRANTEE AS IS, WHERE IS, AND WITH ALL FAULTS, AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS, OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE FROM OR ON BEHALF OF GRANTOR, EXCEPT FOR GRANTOR’S SPECIAL WARRANTY OF TITLE STATED ABOVE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION ABOUT THE CONDITION OF THE PROPERTY MADE BY GRANTOR, OR ANYONE ACTING ON GRANTOR’S BEHALF, BUT IS RELYING ON GRANTEE’S OWN EXAMINATION OF THE PROPERTY.**

**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 successors and/or assigns forever. GRANTOR binds GRANTOR and GRANTOR’S successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the PROPERTY, except the RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY, to GRANTEE and GRANTEE’S successors and/or assigns against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.**

When the context requires, singular nouns and pronouns include the plural.

**GRANTOR: CITY OF CORPUS CHRISTI**

By: \_\_\_\_\_  
Margie C. Rose, City Manager

**(FINAL PAGE FOLLOWS)**

**THE STATE OF TEXAS**                   §  
  §  
**COUNTY OF NUECES**               §

THIS INSTRUMENT WAS ACKNOWLEDGED before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2017,  
by Margie C. Rose, City Manager, of the CITY OF CORPUS CHRISTI, a Texas home-rule corporation, on  
behalf of the corporation.

\_\_\_\_\_  
Notary Public, STATE OF TEXAS

**ACCEPTED AND AGREED TO BY GRANTEE: HABITAT FOR HUMANITY – CORPUS CHRISTI, INC.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**THE STATE OF TEXAS**                   §  
  §  
**COUNTY OF NUECES**               §

THIS INSTRUMENT WAS ACKNOWLEDGED before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2017,  
by \_\_\_\_\_, \_\_\_\_\_(title), of HABITAT FOR  
HUMANITY – CORPUS CHRISTI, INC., a Texas nonprofit corporation, on behalf of the corporation.

\_\_\_\_\_  
Notary Public, STATE OF TEXAS

**AFTER RECORDING RETURN TO:**

City of Corpus Christi  
Attn: Assistant City Manager for Housing and Community Development  
P. O. Box 9277  
Corpus Christi, Texas 78469-9277