

**WARRANTY DEED**

Gregg County, Texas

GRANTOR: EAST TEXAS COUNCIL OF GOVERNMENTS, a political subdivision of the State of Texas, whose address is 3800 Stone Road, Kilgore, Gregg County, Texas 75662

GRANTEE:

In confirmation that, as of \_\_\_\_\_, 20\_\_\_\_, Grantee provided all consideration called for under a Contract for Deed and Agreement found at Volume 76, Page 245, GRANTOR Grants, Sells and Conveys to GRANTEE the following described property in Gregg County, Texas, to-wit:

Lot 1, Block 17, Lookout Hill (1.686 acres), an addition of the city of Longview, situated in the Hamilton Northcutt Survey A-129, located at 515 N. Court St. Longview, Texas, 75601, Gregg County Texas according to the plat filed for record under Clerk's File No. 200327998, Official Public Records, Gregg County, Texas

This Warranty Deed is executed by GRANTOR and accepted by GRANTEE expressly subject to the following:

- (1) The reservation of all minerals.
- (2) All mineral and royalty reservations and conveyances and oil, gas and mineral leases of record, together with pooling designations and any and all rights incident thereto, including, but not limited to, the right of ingress and egress from the property for the purpose of developing said minerals.
- (3) All reservations, restrictions, easements and rights-of-way of record and all visible and apparent easements and rights-of-way, whether of record or not.
- (4) Any zoning or other city ordinances affecting the use of the property described above.
- (5) The statutory lien for taxes not yet due and payable in favor of any and all taxing authorities having jurisdiction over the premises.
- (6) The East Texas Council of Governments Declaration, Bylaws, map and other exhibits attached thereto, filed of record in the Condominium Records of Gregg County, Texas, together with all easements, covenants and conditions contained therein.
- (7) Any liens established in connection with Grantee's financing or otherwise created by Grantee.

This conveyance is expressly made subject to the preferential right to purchase all or any part of the property herein conveyed, reserved in the Condominium Declaration for 3800 Stone Road Office Condominium referred above.

TO HAVE AND TO HOLD the above described property, with covenants of general warranty. All terms and provisions hereof shall extend to and be binding upon the parties hereto, their heirs, legal representatives, successors and assigns.

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

DAVID A. CLEVELAND, EAST TEXAS COUNCIL OF GOVERNMENTS

By: \_\_\_\_\_  
Executive Director

STATE OF TEXAS §

COUNTY OF GREGG §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by David A. Cleveland, Executive Director, EAST TEXAS COUNCIL OF GOVERNMENTS, a political subdivision of the State of Texas.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS  
My commission expires:\_\_\_\_\_