

**SPECIAL WARRANTY DEED  
(Lift Station)**

**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**

**THE STATE OF TEXAS                   §  
  §           KNOW ALL BY THESE PRESENTS:  
COUNTY OF GALVESTON           §**

THAT **GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 45**, a political subdivision of the State of Texas ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto **CITY OF LEAGUE CITY, TEXAS**, a municipal corporation and home rule city, its successors and assigns ("Grantee"), all of that certain real property situated in Galveston County, Texas, described as follows:

All of Restricted Reserve "C" of the Final Plat of COASTAL POINT, SECTION 2, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded under Map No. 2019023946 of the Map Records of Galveston County, Texas, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon (collectively, the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth are executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in Galveston County, Texas, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

Grantee's address is c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

*[Signature pages follow this page.]*

EXECUTED on the date set forth in the acknowledgment below, but EFFECTIVE as of the 8<sup>th</sup> day of July, 2020 (the "Effective Date").

**GRANTOR:**

**GALVESTON COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 45**

By: Cheryl Leonard  
Name: Cheryl Leonard  
Title: President

**ATTEST:**

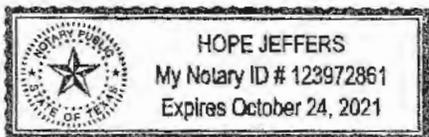
By: Linda Duryea  
Name: Linda Duryea  
Title: Secretary

THE STATE OF TEXAS                   §  
   §  
COUNTY OF Galveston           §

This instrument was acknowledged before me on the 8<sup>th</sup> day of July, 2020, by Cheryl Leonard, President and Linda Duryea, Secretary of the Board of Directors of GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 45, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)

Hope Jeffers  
Notary Public, State of Texas



EXECUTED by Grantee on the date set forth in the acknowledgment below, but AGREED to, ACCEPTED, and EFFECTIVE as of the Effective Date.

**GRANTEE:**

**CITY OF LEAGUE CITY, TEXAS**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

THE STATE OF TEXAS §

§

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_ of the CITY OF LEAGUE CITY, TEXAS, a municipal corporation and home rule city, on behalf of said city.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Texas

**After recording, please return to:**

Allen Boone Humphries Robinson LLP  
3200 Southwest Freeway, Suite 2600  
Houston, Texas 77027  
Attention: Real Estate Department