

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Date: _____, 2019

Grantor: Morgan's Wonderland Camp

Grantors' Mailing Address (including County): 1202 W. Bitters, Suite 1200
San Antonio, Bexar County, Texas 78216

Grantee: City of San Antonio

Grantee's Mailing Address: P.O. Box 839966
San Antonio, Bexar County, Texas 78283-3966

Consideration: Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): That certain 151.688 acres, more or less, located in Bexar County, which is more particularly described on Exhibit "A" which is attached hereto and made a part hereof for all purposes.

Grantor specifically warrants that the Property is free from all restrictions or covenants that would in any way interfere or curtail the intended purpose of the property, which is to serve as a public park.

Reservations from and Exceptions to Conveyance and Warranty: Those matters set forth in Exhibit "B," attached hereto and made a part hereof for all purpose.

This conveyance is made and accepted subject to any and all conditions, restrictions, and easements, if any, relating to the hereinabove-described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Bexar County, Texas.

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.

Ad valorem taxes and special assessments, if any against the Property for the current year will be pro-rated between Grantor and Grantee as of the effective date of this Special Warranty Deed.

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

MORGAN'S WONDERLAND CAMP, a Texas non-profit corporation

By: _____
Gordon V. Hartman

DATE

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the ____ day of _____, 2019, by GORDON V. HARTMAN, President of MORGAN'S WONDERLAND CAMP, a Texas non-profit corporation, on behalf of the entity.

Notary Public, State of Texas

My commission expires:_____

AFTER RECORDING, RETURN TO:

City of San Antonio
Parks and Recreation Department
Attn: Special Projects Manager, Edwards Aquifer Protection Program
P.O. Box 839966
San Antonio, Texas 78283-3966