

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS 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.

WARRANTY DEED

DATE: _____, 2024

GRANTOR: 359-IP DEVELOPMENT, INC., A TEXAS DOMESTIC CORPORATION

GRANTOR'S MAILING ADDRESS (including county): 10410 Medical Loop, Suite 5B, Laredo, Webb County, Texas 78045

GRANTEE: CITY OF LAREDO

GRANTEE'S MAILING ADDRESS (including county): 1110 Houston Street, Laredo, Webb County, Texas 78040

CONSIDERATION:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

PROPERTY (including any improvements):

Property (including any improvements): Situated in Webb County, Texas, and being Lot Number Fifteen (15) out of Block Number Ten (10), Southern Development Subdivision, Unit III Plat, as per plat recorded in Volume 36, Pages 89-90 of the Plat Records of Webb County, Texas, and Lot Number One (1) out of Block Number Seventeen (17), and Lot Number One (1) out of Block Number Eighteen (18), Southern Development Subdivision, Unit IV Plat, as per plat recorded in Volume 38, Pages 50-52 of the Plat Records of Webb County, Texas.

RESERVATIONS FROM CONVEYANCE : NONE

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters affecting the property shown of record in Webb County, Texas, all zoning laws, regulations or ordinances of municipal or other governmental authorities if any, but only to the extent they are still in effect and taxes for 2023 which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both the payment of which Grantee assumes.

Grantor, for the consideration above stated 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 and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns 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.

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

359-IP DEVELOPMENT, INC.,
A TEXAS DOMESTIC CORPORATION

By: _____
JOE MALDONADO, Vice President

(acknowledgment)

STATE OF TEXAS §

COUNTY OF §

 This instrument was acknowledged before me on the _____ day of _____, 2024
by JOE MALDONADO, Vice President of 359-IP Development, Inc., A Texas Domestic Corporation, on
behalf of said corporation.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

CITY OF LAREDO
1110 Houston Street
Laredo, Texas 78040