



DONATION GENERAL WARRANTY DEED

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.

Date: 17 of December 2004

Grantor: OWNERS ASSOCIATION OF BRADFORD PARK, INC.,
a Texas non-profit corporation

Grantor's Mailing Address:

c/o Alliance Association Management
600 Round Rock West Drive, Suite 601
Round Rock, TX 78681
Williamson County

Grantee: CITY OF ROUND ROCK, a Texas Municipal Corporation

Grantee's Mailing Address:

City of Round Rock
221 East Main Street
Round Rock, Texas 78664
Williamson and Travis County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and ~~other good and valuable consideration.~~

Property (including any improvements):

Lot 1, Block D of Bradford Park Section Two, Phase Three, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet O, Slides 295-296, Plat Records of Williamson County, Texas, located at 2615 Andres Way.

Reservations from and Exceptions to Conveyance and Warranty:

Easements and rights-of-way of record; all presently recorded restrictions, reservations, covenants, conditions, oil, gas or other mineral leases, mineral severances, and other instruments, other than liens and conveyances, that affect the Property; rights of adjoining owners in walls and fences situated on a common boundary; and any encroachments or overlapping of improvements.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

IN WITNESS WHEREOF, this Donation General Warranty Deed is executed by Grantor this the 17th day of December, 2004.

GRANTOR:

OWNERS ASSOCIATION OF BRADFORD PARK, INC.
a Texas non-profit corporation

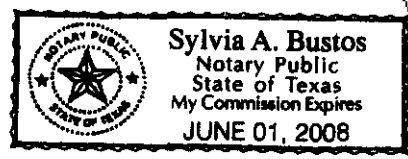
By: Traci D. Fowler
Name: Traci L. Fowler
Title: President - Bradford Park Homeowner's Association

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF Texas §

This instrument was acknowledged before me on the 17th day of December, 2004, by Traci D. Fowler, President of **OWNERS ASSOCIATION OF BRADFORD PARK**, a Texas non-profit corporation, on behalf of said entity.

Sylvia A. Bustos
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:

Sheets & Crossfield, P.C.
309 East Main Street
Round Rock, Texas 78664

AFTER RECORDING RETURN TO:

Sheets & Crossfield, P.C.
Attn: Stephan L. Sheets
309 East Main Street
Round Rock, Texas 78664

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2005002165

Nancy E. Rister

01/07/2005 12:09 PM

MARY \$18.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

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