

**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.**

**Special Warranty Deed with Vendor's Lien**

**Date:** December 5, 2017

**Grantor:** Forney Economic Development Corporation, a Texas corporation

**Grantor's Mailing Address:**

Forney Economic Development Corporation  
P.O. Box 826  
Forney, Texas 75126

**Grantee:** Joe Dan McBeth and Cappie McBeth, as trustees of the McBeth Living Trust

**Grantee's Mailing Address:**

Joe Dan McBeth  
P.O. Box 724.  
Forney, Texas 75126

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of The American National Bank of Texas in the principal amount of TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$240,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of The American National Bank of Texas and by a first-lien deed of trust of even date from Grantee to John H. Davidson, trustee.

**Property (including any improvements):**

Lot 5, in Block 2, of Dewey Investment Company Addition, an addition to the City of Forney, Kaufman County, Texas, according to the Map or Plat thereof recorded in/under Volume 81, Page 262, Map/Plat Records, Kaufman County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2017, 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.

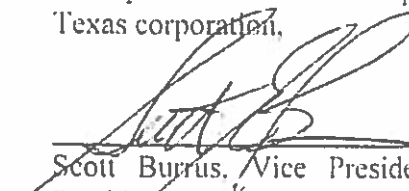
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

The American National Bank of Texas, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of The American National Bank of Texas and are transferred to The American National Bank of Texas without recourse against Grantor.

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


Forney Economic Development Corporation, a  
Texas corporation,

  
\_\_\_\_\_  
Scott Burrus, Vice President on behalf of the  
President

STATE OF TEXAS )

COUNTY OF KAUFMAN )

This instrument was acknowledged before me on 12/5, 2017, by Scott Burrus, as the Vice President on behalf of the President of Forney Economic Development Corporation, a Texas corporation, on behalf of said corporation.

  
\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: 4/29/2021

PREPARED IN THE OFFICE OF:

ROSALES & VEACH PC  
109 N. MacArthur Blvd.  
Irving, Texas 75061  
Tel: (972) 554-9600  
Fax: (214) 204-9100

AFTER RECORDING RETURN TO:

Joe Dan McBeth  
P.O. Box 724.  
Forney, Texas 75126

18-40911

**Stewart Title Company**  
Escrow Account  
113 E. Main St., Forney, TX 75126  
(972) 554-9600

Texas Capital Bank  
Dallas, TX 75201

70511214

Date  
12/6/2017

Buyer: McBeth Living Trust  
Seller: Forney Economic Development Corporation  
Property Address: 212 S Bois D' Arc St., Forney, TX 75126  
Cash to seller - \$73,900.75

\$73,900.75

**NOT NEGOTIABLE**

GF: 00705-1199

Escrow Officer: Louis Rosales Jr

**CITY OF FORNEY**  
972-564-7300

REC#: 00548568 12/06/2017 4:47 PM  
OPER: FRED TERM: 005  
REF#: 70511214  
PAID BY:

TRAN: 999.0000 MISC  
EDC SALE OF 212 S BOIS DARC  
Sale of Assets 73,900.75CR

TENDERED: 73,900.75 CHECK  
APPLIED: 73,900.75-

CHANGF:            0.00

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For more information or to make payments  
go to [www.cityofforney.org](http://www.cityofforney.org)  
CLICK IT OR TICKET!