

**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: ~~March~~ <sup>APRIL</sup> 2, 2007

**Grantor:** Harvey Alan Wolff

**Grantor's Mailing Address** (including county): 1001 Hampshire, Richardson, Collin County, Texas 75080

**Grantee:** Calvin Moritz Wolff

**Grantee's Mailing Address** (including county): 603 Nyssa, McAllen, Hidalgo County, Texas 78501

**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): Being all of that portion of Lots No. Eight (8), Nine (9), and Ten (10), Block No. Twelve (12) of the Paredes Addition to the City of Brownsville, Cameron County, Texas, and more particularly described in Exhibit A attached hereto and incorporated herein for all purposes.

**Reservations from and Exceptions to Conveyance and Warranty:** This conveyance is made and accepted subject to any and all easements, restrictions, reservations, conditions, and matters of record as same may affect the herein described property, real property taxes for the year 2007 and subsequent years and applicable zoning.

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,

SPECIAL WARRANTY DEED

Page 1 4

Being a 0.24 Acre Tract of land, more or less, and being parts of LOTS EIGHT (8), NINE (9) AND TEN (10), BLOCK TWELVE (12), PAREDES ADDITION to the City of Brownsville, Cameron County, Texas according to the Map recorded in Volume 11, Page 108, Deed Records of Cameron County, Texas. Said 0.24 acre tract being more particularly described as follows:

COMMENCING at a punchmark set in a concrete walk at the Southmost corner of Lot 12, Paredes Addition being the Northwest right-of-way line of 18th st. (40 ft. R.O.W.) and the Northeast right-of-way line of East Jackson Street (60 ft. R.O.W.), thence, Along the Northeast right-of-way line of said East Jackson Street, North 43 Deg. 51 Min. West a distance of 100.0 feet to the southernmost corner of said lot 10, for the southernmost corner and POINT OF BEGINNING of the tract;

THENCE, along the Northeast line of said east Jackson St., North 43 Deg. 51 Min. West, a distance of 137.00 feet to a one-half inch iron pin with a yellow plastic cap stamped "M. & R., INC." set for the Westernmost corner of the tract;

THENCE, along the South right-of-way of International Boulevard., North 85 Deg. 57 Min. East, a distance of 156.19 feet to a punchmark set, for the Northernmost corner of this tract;

THENCE, along the Southwest line of a 20 foot alley, South 43 Deg. 51 Min. East, a distance of 37.02 feet to the Easternmost corner of said lot 10, for the Easternmost corner of the tract;

THENCE, South 46 Deg. 09 Min. West, a distance of 120.00 feet to the POINT OF BEGINNING.

CONTAINING 0.24 Acre of land, more or less.

Exhibit A