



STATE OF TEXAS

COUNTY OF TRAVIS

**SPECIAL WARRANTY DEED
WITH VENDOR'S LIEN**

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.

Effective Date: October 16, 2018

Grantor: Texas District of the Lutheran Church – Missouri Synod,
a Texas non-profit corporation

Grantor's Mailing Address (including county):

7900 East Highway 290
Austin, Travis County, Texas 78724

Grantee: Concordia University Texas

Grantee's Mailing Address (including county):

11400 Concordia University Drive
Austin, Travis County, Texas 78726

Consideration: Ten and No/100 Dollars (\$10.00) and other valuable consideration and a note of even date herewith that is in the principal sum of Five Million and no/100 Dollars (\$5,000,000.00) and is executed by Grantee, payable to the order of Texas District of the Lutheran Church – Missouri Synod. The note is secured by the vendor's lien herein retained in favor of Grantor and is additionally secured by a deed of trust of even date herewith to Rebecca Jones, TRUSTEE.

Property (including any improvements):

Lot 1, Schlumberger Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 200000066 of the Official Records of Travis County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters to the extent same are in effect at this time: any and all easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and

other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property; and taxes for the current year, the payment of which Grantee assumes.


THE PROPERTY IS BEING PURCHASED AS IS, WHERE IS, IN ITS PRESENT CONDITION, EXCEPT FOR ANY WARRANTIES OF TITLE CONTAINED HEREIN. GRANTOR HEREBY DISCLAIMS, AND GRANTEE HEREBY WAIVES, ANY AND ALL WARRANTIES OF ANY NATURE REGARDING THE PROPERTY. GRANTEE IS NOT RELYING ON ANY REPRESENTATIONS OR STATEMENTS (ORAL OR WRITTEN) WHICH MAY HAVE BEEN MADE OR MAY BE MADE BY GRANTOR OR GRANTOR'S AGENTS, ATTORNEYS, OR CONTRACTORS AND IS RELYING SOLELY UPON GRANTEE'S REPRESENTATIVES' OWN PHYSICAL INSPECTION OF THE PROPERTY.

Grantor, for the consideration and subject to the Reservations from Conveyance 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 way belonging, to have and 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 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 shall become absolute.

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

TEXAS DISTRICT OF THE LUTHERAN
CHURCH - MISSOURI SYNOD

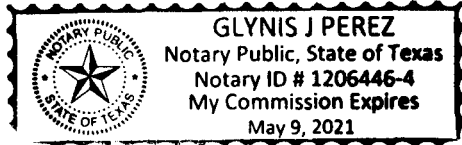
By  _____
Rebecca Jones, Executive Director
Church Extension Fund

By  _____
Linda Hagge, Treasurer

THE STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 16th day of OCTOBER, 2018, by Rebecca Jones, Executive Director of the Church Extension Fund of the Texas District of the Lutheran Church – Missouri Synod, a Texas non-profit corporation, on behalf of said corporation.



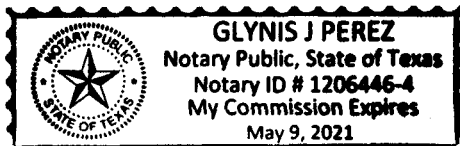
Glynis J Perez
Notary Public in and for
the State of Texas

Glynis J Perez
(Notary's Printed Name)
My Commission Expires: 05/09/2021

THE STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 16th day of OCTOBER, 2018, by Linda Hagge, Treasurer of the Texas District of the Lutheran Church – Missouri Synod, a Texas non-profit corporation, on behalf of said corporation.



Glynis J Perez
Notary Public in and for
the State of Texas

Glynis J Perez
(Notary's Printed Name)
My Commission Expires: 05/09/2021

AFTER RECORDING RETURN TO:

Walter C. Guebert, P.C.
5900 Balcones Drive, Suite 190
Austin, Texas 78731

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Nov 05, 2018 08:38 AM

2018172807

WILSONJ7 \$34 00

Dana DeBeauvoir, County Clerk

Travis County TEXAS