

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.

GENERAL WARRANTY DEED

(A&M System - Seller)

DATE: This Deed is effective _____, 20__.

GRANTOR: **BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM** (hereafter referred to as “**A&M SYSTEM**” or “**GRANTOR**”)

GRANTOR'S MAILING ADDRESS: The Texas A&M University System
Office of General Counsel
Attn: System Real Estate Office
301 Tarrow, 6th Floor
College Station, Texas 77840-7896

GRANTEE: _____ (“**GRANTEE**”)

GRANTEE'S MAILING ADDRESS: _____

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

PROPERTY CONVEYED (including all improvements:

Being a ____ acre tract more particularly described on **Exhibit “A”** attached hereto and made a part hereof.

RESERVATIONS FROM CONVEYANCE: The **GRANTOR** hereby reserves unto itself, its successors and assigns, all oil, gas and other minerals, in and under and that may be produced from the Property, as well as all water rights. If the mineral estate is subject to existing production, this reservation includes the production, the lease, and all benefits from it.

EXCEPTIONS TO CONVEYANCE AND WARRANTY: This conveyance is made subject to all reservations, covenants, restrictions, easements, rights of way, and other matters affecting the Property of record in the Official Public Records of the county in which the Property is located, or apparent on the ground.

NOTWITHSTANDING ANY OTHER TERM OR PROVISION CONTAINED HEREIN TO THE CONTRARY, GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTEES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR PHYSICAL CONDITION OF THE PROPERTY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY OR GRANTEE'S USE AND OPERATION THEREOF, (C) THE SUITABILITY OF THE PROPERTY OR ANY PORTION THEREOF FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, OR (F) ANY OTHER MATTER WITH RESPECT TO THE PHYSICAL CONDITION OF THE PROPERTY; AND SPECIFICALLY GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, OR WARRANTIES REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL LAWS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS" CONDITION AND BASIS, WITH ALL FAULTS.

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 wise belonging, to have and to hold to **GRANTEE, GRANTEE'S** successors and assigns forever. **GRANTOR** binds itself and its successors and assigns to **WARRANT and FOREVER DEFEND** all and singular the Property to **GRANTEE and GRANTEE'S** 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.

[SIGNATURE FOLLOWS ON NEXT PAGE]

**BOARD OF REGENTS OF THE TEXAS A&M
UNIVERSITY SYSTEM**, an agency of the State of Texas

By: _____
JOHN SHARP
Chancellor
The Texas A&M University System

APPROVED AS TO FORM:

Name: _____
Title: _____
Office of General Counsel
The Texas A&M University System

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF BRAZOS

§

This instrument was acknowledged before me on this _____ day of _____, 20__ by **JOHN SHARP**, Chancellor of The Texas A&M University System, on behalf of the Board of Regents of The Texas A&M University System, an agency of the State of Texas.

Notary Public

EXHIBIT “A”

Legal Description

[to be attached]

FORM