

GIFT DEED

THE STATE OF TEXAS            )  
  ) KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BLANCO            )

THAT I, MINNIE COX, a single woman, of the County of Blanco and State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and for which, no lien, express or implied, is retained, have GIVEN, GRANTED, SOLD and CONVEYED, and by these presents do GIVE, GRANT, SELL and CONVEY unto the CITY OF JOHNSON CITY, TEXAS, a municipal corporation whose mailing address is P. O. Box 369, Johnson City, Texas 78636, of the County of Blanco and State of Texas, all the following described real property in Blanco County, Texas, together with all improvements, fixtures, furniture and artifacts situated in or on the subject property, to-wit:

Being out of and a part of the James Fentress Survey No. 171 in Blanco County, Texas, and being out of and a part of Block No. 83 in the original town of Johnson City, Texas, according to the map or plat thereof recorded in Volume 4, page 117 of the Deed Records of Blanco County, Texas, and also being out of and a part of that certain lot, tract or parcel of land conveyed by H. G. Haning and wife, Cannie Haning, to Minnie Cox by Deed dated August 20, 1964, duly recorded in Volume 72, pages 345-347 of the Deed Records of Blanco County, Texas, and more particularly described as follows:

BEGINNING at the Southeast corner of the above referenced lot tract or parcel of land conveyed to Minnie Cox by deed duly recorded in Volume 72, pages 345-347 of the Deed Records of Blanco County, Texas, the same being in the west line of the Arrington Subdivision of Block No. 83 and the North line of former State Highway No. 20 for the Southeast corner of this tract of land;

THENCE North with an old fence line and the East boundary line of the Minnie Cox property and the West boundary line of the Arrington Subdivision of Block No. 83 a distance of 73 feet for the Northeast corner of the tract of land;

THENCE West 55 feet to a point for the Northwest corner of this tract of land;

THENCE South with a line 55 feet west of and parallel to the East line of this tract to a point in the North line of old State Highway No. 20 for the Southwest corner of this tract of land;

THENCE in a Northeasterly direction with the North line of old State Highway No. 20 to the PLACE OF BEGINNING.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever, so that neither I nor my heirs, legal representatives or assigns shall at any time hereafter have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

This conveyance is made and accepted SUBJECT TO the covenants, conditions and restrictions as follows:

Grantee and its successors, assigns and lessees shall forever keep the real property conveyed herein as a museum with the primary purpose of preserving historical artifacts of Blanco County, Texas, and Grantee shall not use the said real property for any other purpose without the written consent of Grantee, her heirs, successors or assigns. If Grantee shall cease or fail to use the herein conveyed real property for the purpose expressed in this paragraph without first obtaining the written consent of Grantor, her heirs, successors or assigns, then, in such event, the title to the real property and improvements herein conveyed shall revert unconditionally to Grantor, her heirs, successors and assigns.


Current ad valorem taxes on the herein conveyed property shall be assumed by Grantee from and after the date of transfer.

This conveyance is made and accepted SUBJECT TO the following:

Any and all easements over or across the subject property to the extent that same are still in effect, shown of record in the office of the County Clerk of Blanco County, Texas, and to any visible and apparent roadways or easements over or across the subject property.

Any discrepancies or shortages in area or boundary lines.

EXECUTED this 8th day of August, A. D. 1985.

  
Minnie Cox