



DATE: April 22, 2021

GRANTORS:

FRANCES WATSON, a single person, individually, and

FRANCES WATSON, Trustee of the Watson Family Trust created under the Last Will and Testament of HARLON WATSON, deceased;

both collectively referred to as "Grantors" herein.

GRANTORS' MAILING ADDRESSES:

FRANCES WATSON
P.O. Box 296, Springlake, Texas 79082

GRANTEE: LAMB COUNTY, TEXAS

GRANTEE'S MAILING ADDRESS:

LAMB COUNTY, TEXAS
c/o Lamb County Judge James M. DeLoach
100 6th Drive, Room 101, Littlefield, Texas 79339

PROPERTY (legal description):

All of Grantors' interest in Lot A-1, Springlake, 1 "A" being a tract out of the Northeast Quarter (NE/4) of Section 70, Block 1, W.E. Halsell Subdivision, Lamb County, Texas, containing 0.499 acres, more or less.

CONSIDERATION:

No material consideration was paid or required, but in appreciation for the services provided by the Springlake First Responders and for the medical services they will continue to provide to Springlake and the surrounding area, Grantors convey the Property to Grantee so that the Lamb Healthcare Center may construct a building in which to provide Covid-related and other medical services.

RESERVATIONS FROM CONVEYANCE: NONE

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

- In the event the Property is sold, transferred or conveyed by Grantee to a third party

or is not used for Covid-related purposes or other medical and emergency services for Springlake and the surrounding area, the Property shall automatically revert back to Grantors or their heirs, successors or assigns;

- Valid and enforceable easements and prescriptive rights of record or which are open and obvious.
- Valid and enforceable matters of record, including restrictions, reservations of interest, covenants, conditions, leases (including but not limited to oil, gas and mineral leases), reservations or conveyances of water interests, and any other instruments (other than a conveyance of a fee estate in the surface) affecting the property;
- Standby fees, taxes, and assessments of any taxing authority for the current year and subsequent years;
- Taxes and assessments for prior years of any taxing authority due to a change in land ownership or usage, payment of which Grantee assumes and agrees to pay.

CONVEYANCE:

For the consideration stated above, Grantors grant, sell and convey the Property, together with all and singular any improvements, rights and appurtenances belonging thereto, to Grantee and Grantee's heirs and assigns, TO HAVE AND TO HOLD FOREVER. This conveyance, however, is made subject to all Exceptions and Reservations stated herein.

WARRANTY:

Except for the Reservations and Exceptions stated above, Grantors bind Grantors and Grantors' heirs, executors, and administrators to WARRANT AND FOREVER DEFEND all and singular title to the Property for the benefit of Grantee and Grantee's heirs, executors and assigns, against any and all claims of every person lawfully claiming or to claim the Property or any part thereof but this warranty is made ONLY WHEN SUCH CLAIMS ARE BY, THROUGH, OR UNDER Grantors.

Grantors:

FRANCES WATSON, individually

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FRANCES WATSON, Trustee of the Watson Family Trust

Frances Watson
BY: FRANCES WATSON, Trustee

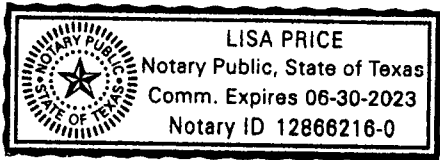
Grantee:

LAMB COUNTY, TEXAS

James M. DeLoach
BY: JAMES M. DeLOACH, Lamb County Judge

ACKNOWLEDGMENT

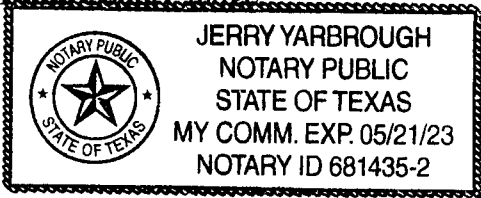
This instrument was acknowledged before me on April 22, 2021 by FRANCES WATSON, individually, and as Trustee of the Watson Family Trust.



Lisa Price
Notary Public, State of Texas

ACKNOWLEDGMENT

This instrument was acknowledged before me on April 26, 2021 by JAMES M. DeLOACH, Lamb County Judge.



Jerry Yarbrough
Notary Public, State of Texas

PREPARED BY: Jarrod S. Busby, P.O. Box 53310, Lubbock, Texas 79453

AFTER RECORDING RETURN TO: Lamb County, c/o Honorable James M. DeLoach, Lamb County Judge, 100 6th Street, Room 101, Littlefield, Texas 79339