

GIFT DEED WITHOUT WARRANTY

THE STATE OF TEXAS           §  
  §           KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF TARRANT       §

THAT, The Fort Worth Zoological Association, a Texas non-profit corporation (“Grantor”), does hereby GIVE, GRANT AND CONVEY unto the City of Fort Worth, a municipal corporation existing under the Constitution and laws of the State of Texas (“Grantee”), the newly constructed improvements located at The Fort Worth Zoological Park, known as the “Children’s Ranch and Petting Zoo,” including the building structures, walls, foundation, roof and all mechanical, electrical and plumbing systems that are a part thereof, together with all rights and appurtenances appertaining thereto, if any (herein collectively called the “Improvements”).

Except as specified in the City Secretary Certificate No. 40564 (the “Contract”), this Gift Deed is executed by Grantor and accepted by Grantee subject to all liens, claims, restrictions, covenants, and any other matter of whatsoever nature, if any, affecting the Improvements, but only to the extent to which the same are validly existing (herein collectively called the “Encumbrances”).

TO HAVE AND TO HOLD the Improvements together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever, subject to the Encumbrances set forth above. Except as specified in the Contract, this Gift Deed is made ON AN AS-IS BASIS, WITHOUT ANY WARRANTY OF ANY KIND, EXPRESSED, IMPLIED, STATUTORY, ARISING BY OPERATION OF LAW OR OTHERWISE, INCLUDING, BUT NOT LIMITED TO ANY WARRANTY OF TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE.

WITNESS THE EXECUTION HEREOF as of the \_\_\_ day of \_\_\_\_\_, 2020.

GRANTOR:

THE FORT WORTH ZOOLOGICAL ASSOCIATION,  
a Texas non-profit corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

This instrument was acknowledged before me on the \_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_ of The Fort Worth Zoological Association, a Texas non-profit corporation, on behalf of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public, State of Texas

\_\_\_\_\_  
Notary's Printed Name

My Commission Expires: \_\_\_\_\_