

EXHIBIT B

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.

WARRANTY DEED

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

That the Heirs At Law of the Estate of Totsie Irene Farley, deceased; Heirs At Law of the Estate of Marion Adoree Farley Smith, deceased; Caressa Jean Smith Holder, as her interest may appear and the Heirs At Law of the Estate of Frederick Alexander Smith, deceased, as their interests may appear (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of FIVE HUNDRED SIXTY-EIGHT THOUSAND ONE HUNDRED NINETY-SIX AND NO/100 DOLLARS (\$568,196.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, all of the property described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes.

SPECIAL PROVISIONS: None

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said premises unto City, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this _____ day of _____, 2020.

SIGNATURES APPEAR ON FOLLOWING PAGE

EXHIBIT B

GRANTORS

Estate of Totsie Irene Farley

Estate of Marion Adoree Farley Smith

Caressa Jean Smith Holder

Estate of Frederick Alexander Smith

* * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by Caressa Jean Smith Holder.

Notary Public, State of TEXAS

* * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by _____, Executor of the Estate of Totsie Irene Farley.

Notary Public, State of TEXAS

EXHIBIT B

* * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by _____, Executor of the Estate of Marion Adoree Farley Smith.

Notary Public, State of TEXAS

* * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by _____, Executor of the Estate of Frederick Alexander Smith.

Notary Public, State of TEXAS

* * * * *

After recording return to:
City of Dallas
Department of Sustainable Development and Construction
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: Mark Proctor

Warranty Deed Log No. 49055

EXHIBIT A

Being out of the James B. Masters Survey, Abstract Number 936 and being part of the 23.8 acres of land conveyed by J.W. Jones to Mamie Jones, by deed dated May 11, 1940 and recorded in Volume 2212, Page 489, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at the Southwest corner of said survey, said point of beginning also being the Southwest corner of said 23.8 acres of land referred to above, and said point of beginning being the intersection of the center line of Masters Drive and Old Kaufman Road;

THENCE North also the center line of said Masters Drive, and along the West line of said survey, and along west line of said 23.8 acres, 1198 ft. more or less, to the Southwest corner of a strip of land conveyed by Eva Wells, et al to Russell E. Farley by deed dated August, 1949, filed August 24, 1949, and recorded in Deed Records, Dallas County, Texas;

THENCE East along the south line of said Russell E. Farley's tract of land 512.2 ft. to his Southeast corner in the west line of a 4-acre tract of land conveyed by G.E. Petton and wife Mamie to Irene Walker by deed dated October 29, 1945, and filed March 11, 1946, and recorded in the Deed Records of Dallas County, Texas;

THENCE South along the West line of said Walker's 4-acre tract, 1194 ft. more or less to a point in South line of said survey, being in center line of said old Kaufman Road;

THENCE West along the South line of said survey and along the south line of said 23.8 acres, and along center line of said old Kaufman Road; 508.2 ft. to the place of beginning; SAVE AND EXCEPT, however, that part of the above land in Old Kaufman Road, and Masters Drive.