

- (d). compliance with applicable environmental laws, rules or regulations; and
- (e). the compliance of the property with any laws, ordinances, or regulations of any governmental entity or body.

By acceptance of this deed, GRANTEE acknowledges and agrees:

- (a). that GRANTOR acquired the property through foreclosure of a tax lien as Trustee and as such has little, if any, knowledge of the physical or economic characteristics of the property,
- (b). GRANTEE has inspected the property and is relying solely on **her** own investigation of the same and not on any information provided or to be provided by on behalf of GRANTOR,
- (c). that any information provided with respect to the property was obtained from a variety of sources, and
- (d). GRANTOR (1) has not made any independent investigation or verification of such information; and (2) does not make any representations as to the accuracy or completeness of such information.
- (e). that if there are any improvements on the property, GRANTOR shall not be responsible for or liable to GRANTEE for any construction defects, errors omissions, or any other conditions affecting the property.

GRANTEE or anyone claiming by, through or under GRANTEE, hereby fully releases GRANTOR, **her** employees, officers, directors, representatives, attorneys and agents from any and all claims that it may now have or hereafter acquire against GRANTOR, his respective employees, officers, directors, representatives, attorneys and agents for any cost, loss, liability, damage, expense, demand, action or cause of action arising from or related to the conveyance of the premises herein as well as any construction defects, errors, omissions, or other conditions affecting the property and other items conveyed hereunder. GRANTEE further acknowledges and agrees that this release shall be given full force and effect according to each of his express terms and provisions, including, but not limited to, those relating to unknown and suspected claims, damages and causes of action. This covenant releasing GRANTOR shall be a covenant running with the property and shall be binding upon GRANTEE, **her** heirs, successors and assigns. GRANTOR hereby assigns without recourse or representation of any nature to GRANTEE, effective upon the execution and delivery hereof, any and all claims that GRANTOR may have for any such errors, omissions or defects in the property and other items conveyed hereunder. As a material covenant and condition of this conveyance, GRANTEE agrees that in the event of any such construction defects, errors, omissions or on account of any other conditions affecting the property, GRANTEE shall look solely to GRANTOR'S predecessors or to such contractors and consultants as may have contracted for work in connection with the property and other items conveyed hereunder for any redress or relief. Upon the assignment by GRANTOR of his claims, GRANTEE releases GRANTOR of all right, express or implied, GRANTEE may have against GRANTOR arising out of or resulting from any errors, omissions or defects in the property and other items conveyed hereunder. GRANTEE further understands that some of GRANTOR'S predecessors in interest may be or become insolvent, bankrupt, judgment-proof or otherwise incapable of responding in damages and GRANTEE may have no remedy against such predecessors, contractors or consultants.

GRANTEE hereby further agrees on behalf of **her** heirs, successors and assigns to indemnify, protect, defend, save and hold harmless GRANTOR and GRANTOR'S elected and appointed officials, employees, officers, directors, representatives, attorney and agents from and against any and all debts, duties, obligation, liabilities, suhis, claims, demands, cause of action, damages, losses, costs and expenses (including, without limitation, attorneys' fees and expenses and court costs) in any way relating to, connected with or arising out of the property

and other items conveyed hereunder or the ownership, leasing, use, operation, maintenance and management thereof from and after the date hereof, including, without limitation, the cost of any removal of hazardous substances or contaminants from the property and other items conveyed hereunder.

TO HAVE AND TO HOLD said premises, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said **VALERIA YVETTE MCADAMS**, her heirs, successors, beneficiaries, heirs and assigns forever, so that neither the WALKER COUNTY for itself and as trustee for the use and benefit of WALKER COUNTY HOSPITAL DISTRICT, CITY OF HUNTSVILLE and HUNTSVILLE ISD, nor any person claiming under it shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

EXECUTED on April 20th, 2026.

WALKER COUNTY



Judge Colt Christian, Walker County Judge

THE STATE OF TEXAS

§

COUNTY OF WALKER

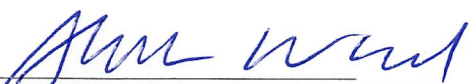
§

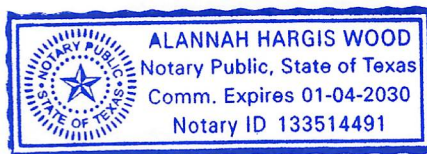
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ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared, Judge Colt Christian, Walker County Judge, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of April, 2026.


NOTARY PUBLIC, in and for the STATE OF TEXAS
My Commission Expires: 01/04/2030



EXECUTED on _____, _____.

WALKER COUNTY HOSPITAL DISTRICT

Anne Woodard
Chairman, Walker County Hospital District

THE STATE OF TEXAS

COUNTY OF WALKER

§
§
§

ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared, Anne Woodard, Walker County Hospital District Chairman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

NOTARY PUBLIC, in and for the STATE OF TEXAS
My Commission Expires: _____

EXECUTED on _____, _____.

CITY OF HUNTSVILLE

Russell Humphrey
Mayor, City of Huntsville

THE STATE OF TEXAS §
 §
COUNTY OF WALKER §

ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared, Russell Humphrey, Mayor, City of Huntsville, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

NOTARY PUBLIC, in and for the STATE OF TEXAS
My Commission Expires: _____

EXECUTED on _____, _____.

HUNTSVILLE INDEPENDENT SCHOOL DISTRICT

Ken Holland
President, School Board of Trustees

THE STATE OF TEXAS

§

COUNTY OF WALKER

§

§

ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared, Ken Holland, President, School Board of Trustees, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

NOTARY PUBLIC, in and for the STATE OF TEXAS
My Commission Expires: _____

Grantee: VALERIA YVETTE MCADAMS
119 SMITH HILL RD
HUNTSVILLE, TX 77320

HOLD FOR PICK-UP, PERDUE, BRANDON