*Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from this instrument before it is filed for record in the Public Records: your Social Security number or your Drivers' License number.*

**Deed for Sale of Improvements Only**

**Date:**  \_\_\_, 20\_\_   
  
**Grantor:** Guadalupe Neighborhood Development Corporation, a duly registered not-for-profit corporation in the State of Texas.  
  
**Grantor’s Mailing Address (including county):** Guadalupe Neighborhood Development Corporation

813 E. 8th Street

Austin, Texas 78702

Travis County

**Grantee: \_\_\_\_\_\_\_\_\_\_\_  
  
Grantee’s Mailing Address (including county):**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_

**WHEREAS,** the Real Property upon which the Transferred Improvements are located is owned by Guadalupe Neighborhood Development Corporation (“GNDC”);

**WHEREAS,** the Real Property upon which the Transferred Improvements are located is being leased to Grantee by GNDC by means of a Community Land Trust Ground Lease (the “Ground Lease”) dated even date with this Deed for Sale of Improvements Only;

**WHEREAS,** the goal of GNDC is to provide affordable homeownership opportunities for low and moderate income people; and

**WHEREAS,** GNDC meets its goal of providing affordable homeownership opportunities for low and moderate income people through resale restrictions and other restrictions set forth in the Ground Lease, specifically found in Article 9 and Exhibit 9.10 to the Ground Lease;

**NOW, THEREFORE,** Grantor, in consideration of the execution of the Ground Lease, the amount of ONE DOLLAR ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by Grantor, and subject to the Reservations from and Exceptions to Transfer and Warranty, grants, sells, and conveys to Grantee the Transferred Improvements Only, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold to Grantee and Grantee’s heirs, successors, and assigns forever. Grantor and Grantor’s heirs, executors, administrators, and successors are hereby bound to warrant and forever defend all and singular the Transferred Improvements to Grantee and Grantee’s heirs, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Transfer and Warranty.

**Reservations from and Exceptions to Transfer and Warranty:**

WITH THE EXCEPTION OF THE WARRANTIES OF TITLE, INCLUDING THE WARRANTY THAT NO LIENS EXIST ON THE TRANSFERRED IMPROVEMENTS EXCEPT AS RECITED, GRANTOR HAS MADE NO AFFIRMATION OF FACT OR PROMISE RELATING TO THE TRANSFERRED IMPROVEMENTS THAT HAS BECOME ANY BASIS OF THIS BARGIN, AND FURTHER, GRANTOR HAS MADE NO AFFIRMATION OF FACT OR PROMISE RELATING TO THE TRANSFERRED IMPROVEMENTS THAT WOULD CONFORM TO ANY SUCH AFFIRMATION OR PROMISE. GRANTOR DISCLAIMS ANY WARRANTY OF FITNESS FOR ANY PARTICULAR PURPOSE WHATEVER WITH RESPECT TO THE TRANSFERRED IMPROVEMENTS. THE TRANSFERRED IMPROVEMENTS ARE SOLD ON AN ‘AS IS’ BASIS.

IT IS THE INTENTION OF THE PARTIES THAT THE REAL PROPERTY (UPON WHICH THE TRANSFERRED IMPROVEMENTS ARE LOCATED) SHALL REMAIN VESTED WITH GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION AND THAT THIS INSTRUMENT CONVEYS ONLY THE TRANSFERRED IMPROVEMENTS.

When the context requires, singular nouns and pronouns include the plural.

**Attachments to the Deed for Sale of Improvements Only**:

**Attachment A:** Description of Transferred Improvements

**Attachment B:** Description of Real Property on which the Transferred Improvements are Located

**Attachment C:** Ground Lease with Exhibits, including Resale Formula in Exhibit 9.10

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Guadalupe Neighborhood Development Corporation (“GNDC”)

By: Mark C. Rogers, Executive Director

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Homeowners)

**GRANTOR’S ACKNOWLEDGEMENT**

**STATE OF TEXAS**

**COUNTY OF TRAVIS**

This instrument was acknowledged before me on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_\_, by Mark C. Rogers, Executive Director of the Guadalupe Neighborhood Development Corporation, a Texas non-profit corporation, on behalf of the corporation.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Notary Public, State of Texas

**GRANTEE’S ACKNOWLEDGEMENT**

**STATE OF TEXAS**

**COUNTY OF TRAVIS**

This instrument was acknowledged before me on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_\_, by .

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Notary Public, State of Texas

**PREPARED IN THE LAW OFFICE OF:**

Eliza Platts-Mills

Attorney and Clinical Professor, Entrepreneurship and Community Development Clinic

The University of Texas School of Law

**APPROVED AS TO FORM BY:**

Eliza Platts-Mills

Attorney and Clinical Professor, Entrepreneurship and Community Development Clinic

The University of Texas School of Law

**AFTER RECORDING RETURN TO:**

Guadalupe Neighborhood Development Corporation

Attn: Mark C. Rogers, Executive Director

813 E. 8th Street

Austin, TX 78702

**Attachment A**

Description of Transferred Improvements

SINGLE FAMILY DWELLING WITH BEDROOMS, BATHROOMS, AND A GROSS LIVING AREA OF SQ FT [WITH AN ATTACHED PORCH], ALSO KNOWN AS [STREET ADDRESS], AUSTIN, TX 78702

**Attachment B**

Description of Real Property on which the Transferred Improvements are Located

LOT , BLOCK , GUADALUPE SALDANA NET-ZERO SUBDIVISION IN CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK’S FILE NO. , OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

**Attachment C:** Ground Lease with Exhibits, including Resale Formula in Exhibit 9.10

(see pages that follow)