

STRUCK OFF PROPERTY- MONTAGUE COUNTY  
1-7-2015

- 55002-0000-0530-0000 LOT 530, NOCONA HILLS  
• APPRAISED VALUE: \$1,000 Bid 250.00
- 55002-0000-0792-0000 LOT 792, NOCONA HILLS  
• APPRAISED VALUE: \$1,000 Bid 250.00
- 55002-0000-2589-0000 LOT 2589, NOCONA HILLS  
• APPRAISED VALUE: \$1,000 Bid 250.00
- 55002-0000-2647-0000 LOT 2647, NOCONA HILLS  
• APPRAISED VALUE: \$1,000 Bid 250.00

Marja Properties Inc.  
110 Nocona Drive  
Nocona, Texas 76255

TIM ATKINSON PRESIDENT

*Tim Atkinson*  
3-18-2015

**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.**

**TAX RESALE DEED**

**STATE OF TEXAS**

**X**

**X KNOW ALL MEN BY THESE PRESENTS**

**COUNTY OF MONTAGUE**

**X**

That **MONTAGUE COUNTY, FARMER'S CREEK WATER DISTRICT, NOCONA INDEPENDENT SCHOOL DISTRICT AND NOCONA HOSPITAL DISTRICT**, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$250.00 cash in hand paid by

**Marja Properties, Inc.  
110 Nocona Drive  
Nocona, Texas 76255**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, have quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Suit No. 2013-0213M-CV, Montague County, Et Al vs. Karen Lenard, in the district court of said county, said property being located in Montague County, Texas, and described as follows:

**Lot 530, Nocona Hills Addition, a subdivision in Montague County, Texas, as described in Volume 1571, Page 234, Official Public Records of Montague County, Texas.**

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

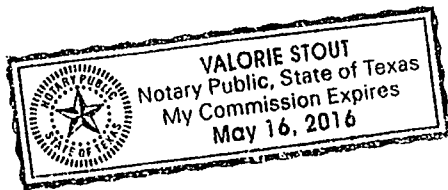
IN TESTIMONY WHEREOF MONTAGUE COUNTY has caused these presents to be executed this 8th day of June, 2015.

BY: [Signature]  
Rick Lewis  
County Judge  
Montague County

STATE OF TEXAS X

COUNTY OF MONTAGUE X

June This instrument was acknowledged before me on this 8th day of June, 2015, by Rick Lewis, County Judge, of Montague County, Texas.



Valorie Stout  
Printed Name: \_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF FARMER'S CREEK WATER DISTRICT has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
Gary Don King  
President

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by, Gary Don King, President of Farmer's Creek Water District.

Printed Name: \_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF NOCONA INDEPENDENT SCHOOL DISTRICT has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
Len Dingler, M.D.  
Board President  
Nocona Independent School Distirct

STATE OF TEXAS X  
COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by, Len Dingler, M.D., Board President, of Nocona Independent School Distirct.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF NOCONA HOSPITAL DISTRICT has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
Charles May  
Board President  
Nocona Hospital Distirct

STATE OF TEXAS

X

COUNTY OF MONTAGUE

X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by, Charles May, Board President, of Nocona Hospital Distirct.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

After recording return to:

Marja Properties, Inc.  
110 Nocona Drive  
Nocona, Texas 76255

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**TAX RESALE DEED**

**STATE OF TEXAS**

**X**

**X KNOW ALL MEN BY THESE PRESENTS**

**COUNTY OF MONTAGUE**

**X**

That **MONTAGUE COUNTY, FARMER'S CREEK WATER DISTRICT, NOCONA INDEPENDENT SCHOOL DISTRICT AND NOCONA HOSPITAL DISTRICT**, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$250.00 cash in hand paid by

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110 Nocona Drive  
Nocona, Texas 76255**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, have quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Suit No. 2012-0204M-CV, Montague County, Et Al vs. The Estate Of Charles W. Gilbert, Deceased, Et Al, in the district court of said county, said property being located in Montague County, Texas, and described as follows:

**Lot 792, Nocona Hills, an addition in Montague County, Texas, according to the map or plat thereof, recorded in Volume 607, Page 532, Map Records of Montague County, Texas.**

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

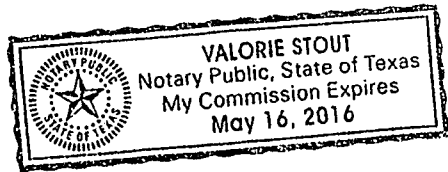
This deed is given expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF MONTAGUE COUNTY has caused these presents to be executed this 8th day of June, 2015.

BY: [Signature]  
Rick Lewis  
County Judge  
Montague County

STATE OF TEXAS X  
COUNTY OF MONTAGUE X

June This instrument was acknowledged before me on this 8th day of June, 2015, by Rick Lewis, County Judge, of Montague County, Texas.



Valorie Stout  
Printed Name: \_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF FARMER'S CREEK WATER DISTRICT has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
Gary Don King  
President

STATE OF TEXAS X  
COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by, Gary Don King, President of Farmer's Creek Water District.

Printed Name: \_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF NOCONA INDEPENDENT SCHOOL DISTRICT has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
Len Dingler, M.D.  
Board President  
Nocona Independent School Distirct

STATE OF TEXAS X  
COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by, Len Dingler, M.D., Board President, of Nocona Independent School Distirct.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF NOCONA HOSPITAL DISTRICT has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
Charles May  
Board President  
Nocona Hospital Distirct



STATE OF TEXAS

X

COUNTY OF MONTAGUE

X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by, Charles May, Board President, of Nocona Hospital Distirct.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

After recording return to:

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**TAX RESALE DEED**

**STATE OF TEXAS**

**X**

**X KNOW ALL MEN BY THESE PRESENTS**

**COUNTY OF MONTAGUE**

**X**

That **MONTAGUE COUNTY, FARMER'S CREEK WATER DISTRICT, NOCONA INDEPENDENT SCHOOL DISTRICT AND NOCONA HOSPITAL DISTRICT**, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$250.00 cash in hand paid by

**Marja Properties, Inc.  
110 Nocona Drive  
Nocona, Texas 76255**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, have quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Suit No. 2010-0000198M-CV, Montague County, Et Al vs. Estate Of Ethel L Hawley, Deceased, Et Al, in the district court of said county, said property being located in Montague County, Texas, and described as follows:

**Lot 2589, Nocona Hills, an addition to Montague County, Texas, as described in Volume 796, Page 693, Deed Records of Montague County, Texas.**

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

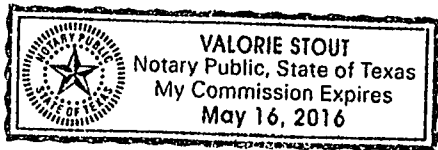
This deed is given expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF MONTAGUE COUNTY has caused these presents to be executed this 8th day of June, 2015.

BY: [Signature]  
Rick Lewis  
County Judge  
Montague County

STATE OF TEXAS X  
COUNTY OF MONTAGUE X

June This instrument was acknowledged before me on this 8th day of June, 2015, by Rick Lewis, County Judge, of Montague County, Texas.



Valorie Stout  
Printed Name: \_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF FARMER'S CREEK WATER DISTRICT has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
Gary Don King  
President

STATE OF TEXAS X  
COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by, Gary Don King, President of Farmer's Creek Water District.

\_\_\_\_\_

Printed Name: \_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF NOCONA INDEPENDENT SCHOOL DISTRICT has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_

Len Dingler, M.D.  
Board President  
Nocona Independent School Distirct

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by, Len Dingler, M.D., Board President, of Nocona Independent School Distirct.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF NOCONA HOSPITAL DISTRICT has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_

Charles May  
Board President  
Nocona Hospital Distirct

**STATE OF TEXAS**

**X**

**COUNTY OF MONTAGUE**

**X**

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by, Charles May, Board President, of Nocona Hospital District.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

After recording return to:

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**STATE OF TEXAS**

**X**

**X KNOW ALL MEN BY THESE PRESENTS**

**COUNTY OF MONTAGUE**

**X**

That **MONTAGUE COUNTY, FARMER'S CREEK WATER DISTRICT, NOCONA INDEPENDENT SCHOOL DISTRICT AND NOCONA HOSPITAL DISTRICT**, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$250.00 cash in hand paid by

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110 Nocona Drive  
Nocona, Texas 76255**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, have quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Suit No. 2013-0228M-CV, Montague County, Et Al vs. Larry B Howell, in the district court of said county, said property being located in Montague County, Texas, and described as follows:

**Lot 2647, Nocona Hills Addition, a subdivision in Montague County, Texas, according to the map or plat thereof, recorded in Volume 562, Page 384, Deed Records of Montague County, Texas.**

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

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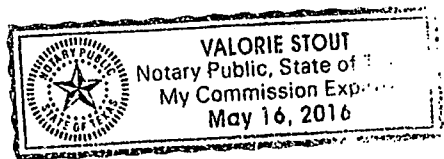
IN TESTIMONY WHEREOF MONTAGUE COUNTY has caused these presents to be executed this 8th day of June, 2015.

BY: [Signature]  
Rick Lewis  
County Judge  
Montague County

STATE OF TEXAS X

COUNTY OF MONTAGUE X

June This instrument was acknowledged before me on this 8th day of \_\_\_\_\_, 2015, by Rick Lewis, County Judge, of Montague County, Texas.



Valorie Stout  
Printed Name: \_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF FARMER'S CREEK WATER DISTRICT has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
Gary Don King  
President

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by, Gary Don King, President of Farmer's Creek Water District.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF NOCONA INDEPENDENT SCHOOL DISTRICT has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
Len Dingler, M.D.  
Board President  
Nocona Independent School Distirct

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by, Len Dingler, M.D., Board President, of Nocona Independent School Distirct.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF NOCONA HOSPITAL DISTRICT has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
Charles May  
Board President  
Nocona Hospital Distirct



STATE OF TEXAS

X

COUNTY OF MONTAGUE

X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by, Charles May, Board President, of Nocona Hospital Distirct.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

After recording return to:

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Nocona, Texas 76255