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Jeanmarie Baer  
ATTORNEY

November 12, 2015

Valorie Stout  
Administrative Assistant  
P O Box 475  
Montague TX 76251

Re: Nocona Hills Lots  
Bid Amount \$ 8,750.00

Enclosed, please find the Tax Resale Deed regarding the above referenced properties. These properties are being held in trust by the taxing entities. The resale bid needs to be added to the commissioner's court agenda to see if the commissioner's will accept this bid. If the bid is accepted by the commissioner's court, then please sign the Tax Resale Deed.

Please return the deed back to our office, in the self-addressed, stamped envelope.

Cordially,

Darla Allen  
Legal Assistant

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

STATE OF TEXAS

COUNTY OF MONTAGUE

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§  
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TAX RESALE DEED

KNOW ALL MEN BY THESE PRESENTS that the NOCONA INDEPENDENT SCHOOL DISTRICT, TRUSTEE, the NOCONA HOSPITAL DISTRICT, FARMER'S CREEK WATER DISTRICT, and MONTAGUE COUNTY, acting by and through its duly elected officials by resolution duly proposed and adopted in the manner required by law ("GRANTORS") as authorized by Section 34.05, Texas Property Tax Code, for and in consideration of the sum of EIGHT THOUSAND AND SEVEN HUNDRED AND FIFTY DOLLARS AND NO/100 (\$8,750.00), in hand paid by MARJA PROPERTIES INC. ("GRANTEE") the receipt of which is hereby acknowledged and confessed, has conveyed and quitclaimed and by these presents do convey and quitclaim unto said grantee all right, title and interest of the NOCONA INDEPENDENT SCHOOL DISTRICT, NOCONA HOSPITAL DISTRICT, FARMER'S CREEK WATER DISTRICT and MONTAGUE COUNTY in the property herein conveyed, acquired by tax foreclosure sale heretofore held in Cause No. 2009-0000390M-CV, styled Nocona Independent School District vs. Homer C. Johnson, Cause No. 2012-0257M-CV, styled Nocona Independent School District vs. Lola Waldon Estate, Cause No. 2012-0254M-CV, styled Nocona Independent School District vs. Donal I. Carroll Trust, Cause No. 2011-0292M-CV, styled Nocona Independent School District vs. Gordon T. Salsman, Cause No. 2012-0492-CV, styled Bowie Independent School District vs. Richard Wade, Cause No. 2011-0330M-CV, styled Nocona Independent School District vs. Taryn Wise, Cause No. 2013-0311M-CV, styled Nocona Independent School District vs. Frank J. Jarousak & Jean Jarousak, Cause No. 2013-0310M-CV, styled Nocona Independent School District vs. Carl T. Samples, Cause No. 2013-0312M-CV, styled Nocona Independent School District vs. Seung W. Lee, Cause No. 2013-0251M-CV, styled Nocona Independent School District vs. Robert J. Burgess, Cause No. 2013-0254M-CV, styled Nocona Independent School District vs. Illene Hill, Cause No. 2012-0450M-CV, styled Nocona Independent School District vs. Michael Gaines et al, Cause No. 2011-0321M-CV, styled Nocona Independent School District vs. John M. Steen and Ivalou Steen Gilliam et al, Cause No. 2013-0250M-CV; styled Nocona Independent School District vs. Elias Argumaniz & Mary Argumaniz, Cause No. 2013-0255M-CV, styled Nocona Independent School District vs. Jeffrey Granville Clark, Cause No. 2013-0277M-CV, styled Nocona Independent School District vs. Gwendolyn Rube Millar et al, Cause No. 2013-0279M-CV, styled Nocona Independent School District vs. Coley Davis, Jr. et ux Ella M. Davis, Cause No. 2013-0189M-CV, styled Nocona Independent School District vs. Woodson H. Dawson, Cause No. 2013-0187M-CV, styled Nocona Independent School District vs. Jose Guadarrama Jr., Cause No. 2013-0195M-CV, styled Nocona Independent School District vs. Paul Cheh-Chuan Chao, Cause No. 2013-0193M-CV, styled Nocona Independent School District vs. Robert Sowards, Cause No. 2012-0093M-CV, styled Nocona Independent School District vs. Jimmy H. Sanner et ux Theresia Sanner, Cause No. 2013-0190M-CV, styled Nocona Independent School District vs. Mary B Cox Chelf, Cause No. 2013-0191M-CV, styled Nocona Independent School District vs. Johnnie Yocum, and Cause No. 2011-0319M-CV, styled Nocona Independent School District vs. Chad S. Mc Gehee, Cause No. 2012-0480M-CV, styled Nocona Independent School District vs. Wiley F. Callaway et al, and Cause No. 2012-0250M-CV, styled Gerald Wood et ux Ted Shirley Wood, said property being described as:

- Lot 12, Nocona Hills Addition, Montague County, Texas,**
- Lot 245, Nocona Hills Addition, Montague County, Texas,**
- Lot 315, Nocona Hills Addition, Montague County, Texas,**
- Lot 525, Nocona Hills Addition, Montague County, Texas,**
- Lot 576, Nocona Hills Addition, Montague County, Texas,**
- Lot 577, Nocona Hills Addition, Montague County, Texas,**
- Lot 632, Nocona Hills Addition, Montague County, Texas,**
- Lot 790, Nocona Hills Addition, Montague County, Texas,**
- Lot 864, Nocona Hills Addition, Montague County, Texas,**

**Lot 926, Nocona Hills Addition, Montague County, Texas,  
Lot 957, Nocona Hills Addition, Montague County, Texas,  
Lot 958, Nocona Hills Addition, Montague County, Texas,  
Lot 1011, Nocona Hills Addition, Montague County, Texas,  
Lot 1058, Nocona Hills Addition, Montague County, Texas,  
Lot 1151, Nocona Hills Addition, Montague County, Texas,  
Lot 1248, Nocona Hills Addition, Montague County, Texas,  
Lot 1252, Nocona Hills Addition, Montague County, Texas,  
Lot 1606, Nocona Hills Addition, Montague County, Texas,  
Lot 1829, Nocona Hills Addition, Montague County, Texas,  
Lot 1849, Nocona Hills Addition, Montague County, Texas,  
Lot 1850, Nocona Hills Addition, Montague County, Texas,  
Lot 1859, Nocona Hills Addition, Montague County, Texas,  
Lot 1868, Nocona Hills Addition, Montague County, Texas,  
Lot 1932, Nocona Hills Addition, Montague County, Texas,  
Lot 1971, Nocona Hills Addition, Montague County, Texas,  
Lots 1978 & 1979, Nocona Hills Addition, Montague County, Texas,  
Lot 1992, Nocona Hills Addition, Montague County, Texas,  
Lot 2020, Nocona Hills Addition, Montague County, Texas,  
Lot 2293, Nocona Hills Addition, Montague County, Texas,  
Lot 2496, Nocona Hills Addition, Montague County, Texas,  
Lot 2619, Nocona Hills Addition, Montague County, Texas,  
Lot 2622, Nocona Hills Addition, Montague County, Texas,  
Lot 2623, Nocona Hills Addition, Montague County, Texas,**

This conveyance is made and accepted subject to the following matters to the extent that the same are in effect at this time: any and all rights of redemption, restrictions, covenants, conditions, easements, encumbrances and outstanding mineral interests, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any but only to the extent that they are still in effect, relating to the hereinabove described property.

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 MARJA PROPERTIES INC., their heirs and assigns forever, so that neither the NOCONA INDEPENDENT SCHOOL DISTRICT, NOCONA HOSPITAL DISTRICT, FARMER'S CREEK WATER DISTRICT nor MONTAGUE COUNTY, nor any person claiming under it or them shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Grantee accepts the property without warranty and in "AS IS, WHERE IS" condition and subject to any environmental conditions that might have or still exist on said property, and subject to any title defects and deficiencies, and subject to the right of redemption, if any, provided under the Texas Property Tax Code.

Taxes for the current year are assumed by Grantee.

This conveyance is made and accepted subject to the following matters to the extent that the same are in effect at this time: any and all rights of redemption, restrictions, covenants, conditions, easements, encumbrances and outstanding mineral interests, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any but only to the extent that they are still in effect, relating to the hereinabove described property.

IN TESTIMONY WHEREOF, THE NOCONA INDEPENDENT SCHOOL DISTRICT, TRUSTEE, the NOCONA HOSPITAL DISTRICT, FARMER'S CREEK WATER DISTRICT and MONTAGUE COUNTY, has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

ATTESTED:

NOCONA INDEPENDENT SCHOOL DISTRICT,  
TRUSTEE

\_\_\_\_\_  
Secretary, Board of Trustees

By: \_\_\_\_\_  
Len Dingler, MD, President Board of  
Trustees

STATE OF TEXAS           §  
COUNTY OF MONTAGUE   §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, by Len Dingler, MD, in his capacity as President of the Board of Trustees for the Nocona Independent School District as the act of the Nocona Independent School District.

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

ATTESTED:

NOCONA HOSPITAL DISTRICT

\_\_\_\_\_  
Secretary, Board of Trustees

By: \_\_\_\_\_  
Charles May, President, Board of  
Trustees

STATE OF TEXAS           §  
COUNTY OF MONTAGUE   §

*pg will be replaced*

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_ Charles May, in his capacity as President of the Board of Trustees for the Nocona Hospital District as the act of the Nocona Hospital District.

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

ATTEST:

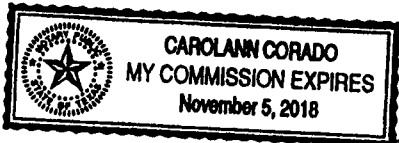
Randy Nobil  
Secretary, Board of Trustees

FARMER'S CREEK WATER DISTRICT

By: Jess Harrelson  
~~Gary Don King~~, President, Board of  
Trustees **JESS HARRELSON**

STATE OF TEXAS §  
COUNTY OF MONTAGUE §

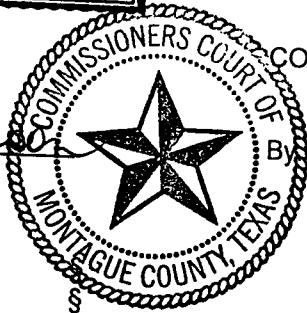
**JESS HARRELSON** This instrument was acknowledged before me on the 10<sup>th</sup> day of NOVEMBER, 2015, by ~~Gary Don King~~, in his capacity as President of the Board of Trustees for the Farmer's Creek Water District as the act of the Farmer's Creek Water District.



Carolann Corado  
Notary Public, State of Texas

ATTESTED:

Alenda Alenda  
County Clerk

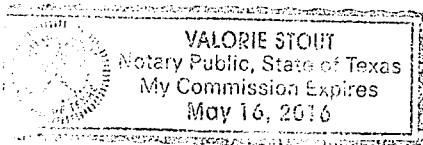


COUNTY OF MONTAGUE

By: [Signature]  
Rick Lewis, County Judge

STATE OF TEXAS  
COUNTY OF MONTAGUE §

This instrument was acknowledged before me on the 13<sup>th</sup> day of November, 2015, by Rick Lewis, in his capacity as Judge of the County of Montague as the act of the County of Montague.



Valorie Stout  
Notary Public, State of Texas

GRANTEE'S ADDRESS:

MARJA PROPERTIES INC  
110 NOCONA DRIVE  
NOCONA, TX 76255