

PerdueBrandonFielderCollins&Mott LLP

ATTORNEYS AT LAW



Jeanmarie Baer  
ATTORNEY

900 EIGHTH STREET  
SUITE 1100  
WICHITA FALLS, TEXAS 76307  
TELEPHONE 940-723-4323  
FAX 940-723-8553  
www.obfcm.com

December 21, 2015

Valorie Stout  
Administrative Assistant  
P O Box 475  
Montague TX 76251

Re: Lot 1727, Nocona Hills Bid Amount \$501.00

Enclosed, please find the Tax Resale Deed regarding the above referenced property. This property is 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

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TAX RESALE DEED

COUNTY OF MONTAGUE

KNOW ALL MEN BY THESE PRESENTS that the NOCONA HOSPITAL DISTRICT TRUSTEE, the PRAIRIE VALLEY INDEPENDENT SCHOOL 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 FIVE HUNDRED AND ONE DOLLARS AND NO/100 (\$501.00), in hand paid by JOHN H. MONTGOMERY ("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 HOSPITAL DISTRICT, PRAIRIE VALLEY INDEPENDENT SCHOOL DISTRICT, FARMER'S CREEK WATER DISTRICT and MONTAGUE COUNTY in the property herein conveyed, acquired by tax foreclosure sale heretofore held in Cause No. 2011-0321M-CV, styled Nocona Independent School District vs. John M. Steen and Ivalou Steen Gilliam et al, said property being described as:

**Lot 1727, 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 JOHN H. MONTGOMERY, his heirs and assigns forever, so that neither the NOCONA HOSPITAL DISTRICT, PRAIRIE VALLEY INDEPENDENT SCHOOL 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.

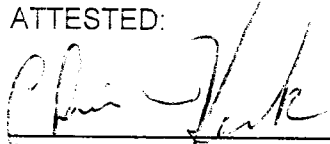
Grantee accepts the property without warranty and in "AS IS, WHERE IS" condition and subject to any environmental conditions that might have or still exist on said property, and subject to any title defects and deficiencies, and subject to the right of redemption, if any, provided under the Texas Property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

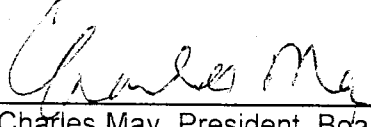
Taxes for the current year are assumed by Grantee.

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 HOSPITAL DISTRICT TRUSTEE, PRAIRIE VALLEY INDEPENDENT SCHOOL DISTRICT, and MONTAGUE COUNTY, has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

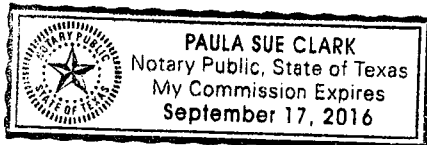
ATTESTED:


  
Secretary, Board of Trustees

NOCONA HOSPITAL DISTRICT, TRUSTEE  
  
Charles May, President, Board of Trustee

STATE OF TEXAS §  
COUNTY OF MONTAGUE §

This instrument was acknowledged before me on the 15 day of December, 2015 by 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

ATTESTED:

Secretary, Board of Trustees

PRAIRIE VALLEY INDEPENDENT SCHOOL DISTRICT  
  
Frank Glass, President Board of Trustees

STATE OF TEXAS §  
COUNTY OF MONTAGUE §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Frank Glass, in his capacity as President of the Board of Trustees for the Prairie Valley Independent School District as the act of the Prairie Valley Independent School District.

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

ATTEST:

Brenda N. White  
Secretary, Board of Trustees

FARMER'S CREEK WATER DISTRICT

By: Jess Harrelson  
Jess Harrelson, President, Board of Trustees

STATE OF TEXAS §  
COUNTY OF MONTAGUE §

This instrument was acknowledged before me on the 17<sup>th</sup> day of December, 2015, by Jess Harrelson, 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.



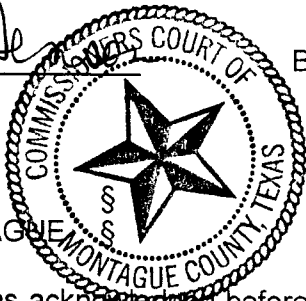
Renee R. Lewis  
Notary Public, State of Texas

ATTESTED:

Glenda De...  
County Clerk

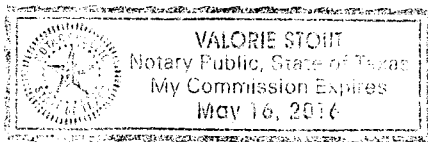
COUNTY OF MONTAGUE

By: Rick Lewis  
Rick Lewis, County Judge



STATE OF TEXAS  
COUNTY OF MONTAGUE

This instrument was acknowledged before me on the 1<sup>st</sup> day of January, 2016, 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