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Jeanmarie Baer
ATTORNEY

December 21, 2015

Valorie Stout
Administrative Assistant
P O Box 475
Montague TX 76251

Re: Lots 433, 454 & 556, Oak Shores Bid Amount \$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

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TAX RESALE DEED

COUNTY OF MONTAGUE

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 SEVEN HUNDRED AND FIFTY DOLLARS AND NO/100 (\$750.00), in hand paid by DENNIS K. HUDSON ("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. 2013-0415M-CV, styled Nocona Independent School District vs. Herbert J Salisbury, Cause No. 2013-0307M-CV, styled Nocona Independent School District vs. Jim Shasteen and Cause No. 2013-0319M-CV, styled Nocona Independent School District vs. Jim Winkler, said property being described as:

**Lot 433, Oak Shores Addition, Montague County, Texas;
Lot 454, Oak Shores Addition, Montague County, Texas;
Lot 556, Oak Shores 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 DENNIS K. HUDSON, his 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 _____, 20__.

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 _____, 20__, 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 §

This instrument was acknowledged before me on the _____ day of _____, 20__, 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

ATTEST:

Randy Holt
Secretary, Board of Trustees

FARMER'S CREEK WATER DISTRICT

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

STATE OF TEXAS §
COUNTY OF MONTAGUE §

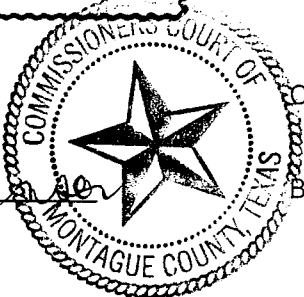
This instrument was acknowledged before me on the 17th day of November, 2015, by Jess Harrelson in his capacity as President of the Board of Trustees for the Farmer's Creek Water District as the act of the Farmer's Creek Water District.



Renee F. Lewis
Notary Public, State of Texas

ATTESTED:

Donda Benson
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 17th 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.

Valerie Stout
Notary Public, State of Texas



GRANTEE'S ADDRESS:
DENNIS K. HUDSON
610 9TH ST.
NOCONA, TX 76255