

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.pbfcm.com

December 21, 2015

Valorie Stout  
Administrative Assistant  
P O Box 475  
Montague TX 76251

Re: Lot 565, Oak Shores Bid Amount \$300.00

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 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 THREE HUNDRED DOLLARS AND NO/100 (\$300.00), in hand paid by ED CLARK ("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. 2013-0318M-CV, styled Nocona Independent School District vs. Kim Wilson, said property being described as:

**Lot 565, 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 ED CLARK, 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 Smith  
Secretary, Board of Trustees

FARMER'S CREEK WATER DISTRICT

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

STATE OF TEXAS           §  
COUNTY OF MONTAGUE   §

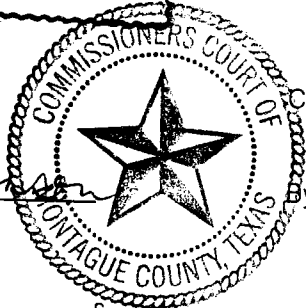
This instrument was acknowledged before me on the 11th day of November, 2011, by Jess Harrelson in his capacity as President of the Board of Trustees for the Farmer's Creek Water District as the act of the Farmer's Creek Water District.



Renee R. Lewis  
Notary Public, State of Texas

ATTESTED:

Gloria Hanson  
County Clerk

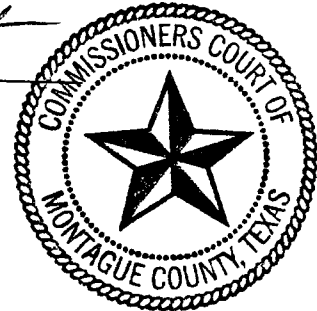


COUNTY OF MONTAGUE  
By: Rick Lewis  
Rick Lewis, County Judge

STATE OF TEXAS           §  
COUNTY OF MONTAGUE   §

This instrument was acknowledged before me on the 11th 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:

ED CLARK  
115 OAK SHORES  
NOCONA, TX 76255