## PerdueBrandonFielderCollins&Mott LLP

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Jeanmarie Baer ATTORNEY AT LAW jbaer@pbfcm.com

January 11, 2016

Valorie Stout Administrative Assistant P O Box 475 Montague TX 76251

Re:

Nocona Hills Lot 1561 Bid Amount \$ 500.00

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

Cordinally,

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 §

\$ 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 FIVE HUNDRED DOLLARS AND 00/100 (\$500.00), in hand paid by JERRY & BETTY ALSTON. ("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. 2013-0185M-C, styled Nocona Independent School District vs. Thomas Honea et al, said property being described as:

## Lot 1561, 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 JERRY & BETTY ALSTON, 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.

TRUSTEE, the NOCONA F	IOSPITAL DIST as caused thes	NOCONA INDEPENDENT SCHOOL RICT, FARMER'S CREEK WATER DISSE presents to be executed this	TRICT and
	<del></del>	•	
ATTEST:		NOCONA INDEPENDENT SCHOOL DISTR	ICT
Secretary, Board of Trustees	-	By: Len Dingler, MD, President Board of Trustees	
STATE OF TEXAS COUNTY OF MONTAGUE	§ §		
This instrument was acknown Len Dingler, MD, in his capac School District as the act of the	city as President	ne on theday of of the Board of Trustees for the Nocona I dent School District.	_, 20, by ndependent
		Notary Public, State of Texas	
ATTEST:		NOCONA HOSPITAL DISTRICT	
Secretary, Board of Trustees		By: Charles May, President, Board of Trustees	
STATE OF TEXAS COUNTY OF MONTAGUE	§ §		٠
This instrument was acknown Charles May, in his capacity as act of the Nocona Hospital District.	President of the	me on the day of Board of Trustees for the Nocona Hospital D	_, 20, by istrict as the
		Notary Public. State of Texas	

FARMER'S CREEK WATER DISTRICT ATTEST: Jess Harrelson, President. Trustees STATE OF TEXAS COUNTY OF MONTAGUE This instrument was acknowledged before me on the \_\_\_\_\_ day of 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. ANGELA HENNIGAN Notary/Public, State of Texas Notary Public, State of Texas My Commission Expires September 06, 2017 COUNTY OF MONTAGUE ATTEST: THE COUNTY IN County Clerk Rick Lewis, County Judge STATE OF TEXAS **COUNTY OF MONTAGUE** This instrument was acknowledged before me on the  $\frac{Z}{Z}$ day of Lewis, in his capacity as Judge of the County of Montague as the act of the County of Montague. VALORIE STOUT lotary Public, State of Texas

Notary Public, State of Texas

**GRANTEE'S ADDRESS:** 

**JERRY & BETTY ALSTON** 115 RIDGEVIEW DR. **NOCONA HILLS, NOCONA, TX 76255** 

Commission Expires May 16, 2016