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 §
TAX RESALE DEED

KNOW ALL MEN BY THESE PRESENTS that the NOCONA INDEPENDENT SCHOOL DISTRICT, TRUSTEE, the NOCONA HOSPITAL 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 00/100 (\$750.00), in hand paid by STEVEN L. SANTOS ("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, and MONTAGUE COUNTY in the property herein conveyed, acquired by tax foreclosure sale heretofore held in Cause No. 2011-0118M-CV, styled Nocona Independent School District vs. A. B. Durham, said property being described as:

3.00 acres, more or less, Abstract 31, Anderson Buffington Survey, Montague County, Texas, as more particularly described in a deed recorded in Volume 126 at Page 600 filed in the office of the County Clerk in the Deed Records of 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 STEVEN L. SANTOS, his heirs and assigns forever, so that neither the NOCONA INDEPENDENT SCHOOL DISTRICT, NOCONA HOSPITAL 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 HO	EOF, THE NOCONA INDEPENDENT SCHOOL DISTRICT, DSPITAL DISTRICT, and MONTAGUE COUNTY, has caused this day of, 20
ATTEST:	NOCONA INDEPENDENT SCHOOL DISTRICT
Secretary, Board of Trustees	By: Len Dingler, MD, President Board of Trustees
STATE OF TEXAS § COUNTY OF MONTAGUE §	
This instrument was acknowled Len Dingler, MD, in his capacity School District as the act of the N	edged before me on theday of, 20, by as President of the Board of Trustees for the Nocona Independent ocona Independent School District.
	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 §	
This instrument was acknowle Charles May, in his capacity as P act of the Nocona Hospital Distriction	edged before me on the day of, 20, by resident of the Board of Trustees for the Nocona Hospital District as the t.
	Notary Public. State of Texas

ATTEST:

Stenda Aerson

County Clerk

COUNTY OF MONTAGUE

Ву:

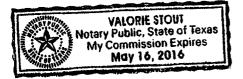
Rick Lewis, County Judge

SWAII COMMINGER COMMINGER

STATE OF TEXAS COUNTY OF MONTAGUE

§ §

This instrument was acknowledged before me on the gibbar day of February, 20 lb by Rick Lewis, in his capacity as Judge of the County of Montague as the act of the County of Montague.



Notary Public, State of Texas

GRANTEE'S ADDRESS:

STEVEN L. SANTOS 404 CASA LINDA ENNIS, TX 75119