

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 FOUR THOUSAND, TWO HUNDRED AND FIFTY DOLLARS AND 00/100 (\$4,250.00), in hand paid by MARJA PROPERTIES INC. ("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. 2012-0369M-CV, styled Nocona Independent School District vs. Pearlene Guinn, Cause No. 2013-0278M-CV, styled Nocona Independent School District vs. Lloyd B. Edgett & Anna Edgett, Cause No. 2013-0497M-CV, styled Nocona Independent School District vs. Larry T. Brim, Cause No. 2013-0294M-CV, styled Nocona Independent School District vs. Richard D. Morgan & Debra A. Morgan, Cause No. 2013-0252M-CV, styled Nocona Independent School District vs. Archie C. Hill & Lawann Hill, Cause No. 2013-0253M-CV, styled Nocona Independent School District vs. L. R. Boltz & Dolores D. Boltz, Cause No. 2013-0327M-CV, styled Nocona Independent School District vs. Richard M. Wright, Cause No. 2013-0276M-CV, styled Nocona Independent School District vs. Jimmy G. Ashworth, Cause No. 2013-0295M-CV, styled Nocona Independent School District vs. Cyne Pullen, Cause No. 2013-0185M-CV, styled Nocona Independent School District vs. Thomas Honea et al, Cause No. 2013-0186M-CV, styled Nocona Independent School District vs. Timothy Dwelle, Cause No. 2013-0192M-CV, styled Nocona Independent School District vs. James N. Field, Cause No. 2013-0515M-CV, styled Nocona Independent School District vs. Bennie R. Harkins, , said property being described as:

- Tract 1: Lot 110, Nocona Hills Addition, Montague County, Texas;**
- Tract 2: Lot 818, Nocona Hills Addition, Montague County, Texas;**
- Tract 3: Lot 643, Nocona Hills Addition, Montague County, Texas;**
- Tract 4: Lot 898, Nocona Hills Addition, Montague County, Texas;**
- Tract 5: Lot 938, Nocona Hills Addition, Montague County, Texas;**
- Tract 6: Lot 952, Nocona Hills Addition, Montague County, Texas;**
- Tract 7: Lot 953, Nocona Hills Addition, Montague County, Texas;**
- Tract 8: Lot 966, Nocona Hills Addition, Montague County, Texas;**
- Tract 9: Lot 984, Nocona Hills Addition, Montague County, Texas;**
- Tract 10: Lot 1574, Nocona Hills Addition, Montague County, Texas;**
- Tract 11: Lot 1610, Nocona Hills Addition, Montague County, Texas;**
- Tract 12: Lot 1747, Nocona Hills Addition, Montague County, Texas;**
- Tract 13: Lot 1748, Nocona Hills Addition, Montague County, Texas;**
- Tract 14: Lot 1808, Nocona Hills Addition, Montague County, Texas;**
- Tract 15: Lot 1920, Nocona Hills Addition, Montague County, Texas;**

**Tract 16: Lot 1935, Nocona Hills Addition, Montague County, Texas;
Tract 17: Lot 2651, 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 MARJA PROPERTIES INC, their 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.

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__.

NOCONA INDEPENDENT SCHOOL DISTRICT

ATTEST:

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

NOCONA HOSPITAL DISTRICT

ATTEST:

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

FARMER'S CREEK WATER DISTRICT

ATTEST:

Secretary, Board of Trustees

By: _____
Jess Harrelson, President, Board of Trustees

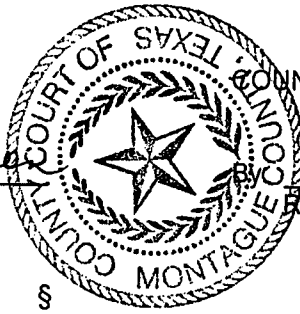
STATE OF TEXAS §
COUNTY OF MONTAGUE §

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

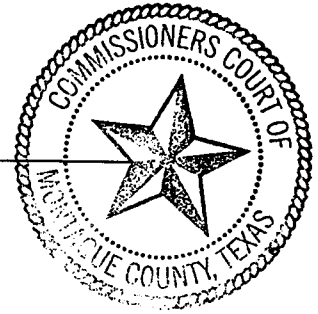
Notary Public, State of Texas

ATTEST:

Glenda Hense
County Clerk



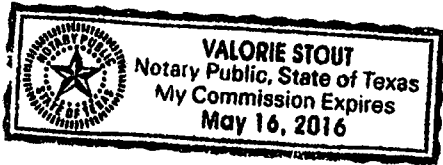
Rick Lewis
County Judge



STATE OF TEXAS
COUNTY OF MONTAGUE

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This instrument was acknowledged before me on the 8th day of February, 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

GRANTEE'S ADDRESS:

**MARJA PROPERTIES INC.
110 NOCONA DRIVE
NOCONA, TX 76255**