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February 29, 2016

Valorie Stout  
Administrative Assistant  
P O Box 475  
Montague TX 76251

Re: Resale 2.74 acres, Abst 741, Cyrus W. Thompson Survey

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 this bid is approved 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 PRAIRIE VALLEY 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 TWO THOUSAND DOLLARS AND NO/100 (\$2,000.00), in hand paid by TYLER THOMAS GASTON ("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 PRAIRIE VALLEY INDEPENDENT SCHOOL DISTRICT, NOCONA HOSPITAL DISTRICT, and MONTAGUE COUNTY in the property herein conveyed, acquired by tax foreclosure sale heretofore held in Cause No. 2014-0146M-CV, styled Prairie Valley Independent School District vs. M&M Real Estate, Inc, said property being described as:

**2.74 acres, more or less, Abstract 741, Cyrus W. Thompson Survey, Montague County, Texas, as more particularly described in a deed recorded in Volume 136 Page 623 filed in the office of the County Clerk in the Official Public 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 TYLER THOMAS GASTON, his heirs and assigns forever, so that neither the PRAIRIE VALLEY 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.

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