

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 CITY OF BOWIE, TRUSTEE, the BOWIE INDEPENDENT SCHOOL 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, TWO HUNDRED AND FIFTY DOLLARS AND NO/100 (\$2,250.00), in hand paid by DENNIS WICKS ("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, subject to the reservations and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all right, title and interest of the CITY OF BOWIE, BOWIE INDEPENDENT SCHOOL DISTRICT, and MONTAGUE COUNTY in the property herein conveyed, acquired by tax foreclosure sale heretofore held in Cause No. 2015-0055M-CV, styled Bowie Independent School District vs. Joy Rita Clayton and Cause No. 2012-0252M-CV, styled Bowie Independent School District vs. Angela Huneke et al, said property being described as:

**Tract 1: Lot 11, Block 2, Younger Addition, Montague County, Texas;
315 Washington**

**Tract 2: Lot 4, Block 1, Hutchinson Addition, Montague County, Texas;
709 Jefferson**

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 DENNIS WICKS, his heirs and assigns forever, so that neither the CITY OF BOWIE, BOWIE INDEPENDENT SCHOOL 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. But the above conveyance is subject to the following condition and is expressly made provided that any and all improvements located on the property be removed therefrom and the property cleared of all building materials from said improvements within ninety (90) days of the filing of this deed with the Montague County Clerk's office, such condition to be binding upon and to be observed by the grantee herein, his heirs, executors, administrators and assigns. In the event of any violation or non-observance of the above condition, grantor, its' successors or assigns shall have the right to terminate the estate herein granted and to re-enter and retake said premises; and no act or omission upon the part of any of the beneficiaries of this clause shall be a waiver of the operation or enforcement of such condition.

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 all conditions subsequent, and subject to the right of redemption, if any, provided under the Texas Property Tax Code.