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, the 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 TWO HUNDRED AND FIFTY DOLLARS AND NO/100 (\$250.00), in hand paid by RAMONA FULTON ("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. 2011-0007M-CV, styled Nocona Independent School District vs. Curtis M Pelton, Cause No. 2014-0381M-CV, styled Nocona Independent School District vs. Steven J. Dandridge, Cause No. 2012-0450M-CV, styled Nocona Independent School District vs. Michael Gaines et al. and in Cause No.2013-0313M-CV, styled Nocona Independent School District vs. Luther M. Wade, said property being described as:

Tract 1: Lot 231, Oak Shores Addition, Montague County, Texas; Tract 2: Lot 227, Oak Shores Addition, Montague County, Texas; Tract 3: Lot 437, Oak Shores Addition, Montague County, Texas; Tract 4: Lot 574, Oak Shores 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 RAMONA FULTON, her 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.

| DISTRICT, TRUSTEE, and NOCON, WATER DISTRICT and MONTAGUE | THE NOCONA INDEPENDENT SCHOOL A HOSPITAL DISTRICT, FARMER'S CREEK COUNTY, has caused these presents to be |
|---|---|
| executed this day of                                      | , 2016.   |
| ATTESTED:   | NOCONA INDEPENDENT SCHOOL DISTRICT,<br>TRUSTEE  |
| Secretary, Board of Trustees                              | By:<br>Len Dingler, MD, President Board of<br>Trustees  |
| STATE OF TEXAS § COUNTY OF MONTAGUE §                     |   |
| This instrument was acknowledged before                   | me on theday of, 2016, by nt of the Board of Trustees for the Nocona Independent andent School District.  |
|   |   |
|   | Notary Public, State of Texas   |

| ATTESTED:   | NC   | OCONA HOSPITAL DISTRICT   |
|---|--|---|
| Secretary, Board of Trustees  | Ву   | Charles May, President, Board of<br>Trustees  |
| STATE OF TEXAS<br>COUNTY OF MONTAGUE  | §<br>§   |   |
| This instrument was acknow Charles May, in his capacity as act of the Nocona Hospital Distr | vledged before me<br>President of the Bo<br>ict. | on the day of, 2016, by ard of Trustees for the Nocona Hospital District as the       |
|   | No   | tary Public, State of Texas   |
| ATTEST:   | FA   | RMER'S CREEK WATER DISTRICT   |
| Secretary, Board of Trustees  | Ву   | Jess Harrelson, President, Board of<br>Trustees                                       |
| STATE OF TEXAS<br>COUNTY OF MONTAGUE  | §<br>§   |   |
| This instrument was acknow Harrelson, in his capacity as Pr the act of the Farmer's Creek W | esident of the Boar                              | n the day of, 2016, by Jess<br>d of Trustees for the Farmer's Creek Water District as |
|   | <br>No   | otary Public, State of Texas  |

| ATTESTED:   | COUNTY OF MONTAGUE   |         |
|---|--|---------|
| County Clerk  | By: Rick Lewis, County Judge   |         |
| STATE OF TEXAS<br>COUNTY OF MONTAGUE                          | §<br>§   |         |
| This instrument was acknow<br>Lewis, in his capacity as Judge | wledged before me on the day of, 2016, of the County of Montague as the act of the County of Montague. | by Rick |
|   | Notary Public, State of Texas  |         |
| GRANTEE'S ADDRESS:  |  |         |
| RAMONA FULTON<br>121 WALNUT RD<br>NOCONA,TX 76255             |  |         |