

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

TAX RESALE DEED

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF MONTAGUE

X

That **Montague County, Trustee**, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of said governing body which is duly recorded in its official Minutes, hereinafter called grantor, for and in consideration of the sum of \$1,001.00 cash in hand paid by

**Cody Lowe
207 Ranch Street
Aubrey, TX 76227**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents does quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under **Suit No. 2014-0036M-CV, Montague County, Et Al vs. Lambert W. Beyer And Bern Beyer, Et Al**, in the district court of said county, said property being located in Montague County, Texas, and described as follows:

Lot 12-A, Oak Shores Addition out of Blocks 35 and 36, Kaufman County School Lands Survey, Abstract 407, Montague County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 232, Plat Records of Montague County, Texas.

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantor, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to any existing right of redemption remaining in the former owner of the property under the provisions of law and also subject to any recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF Montague County has caused these presents to be executed this 11th day of July, 2016.

By: [Signature]
Rick Lewis
County Judge
Montague County

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this _____ day of _____, 2016, by Rick Lewis, County Judge, of Montague County, Texas.

Printed Name:

Notary Public, State of Texas
My Commission Expires:

After recording return to:

Cody Lowe
207 Ranch Street
Aubrey, TX 76227

page will be replaced.
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