PerdueBrandonFielderCollins&MottllP

P.O. BOX 8188
WICHITA FALLS, TEXAS 76301
TELEPHONE 940-723-4323
FAN 940-723-8553
www.pbtcm.com

Jeanmarie Baer ATTORNEY AT LAW jbaer@pbfem.com

August 9, 2016

Valorie Stout Administrative Assistant P O Box 475 Montague TX 76251

Re: Resale Lot235 & 315, Oak Shores- Bid \$504.00

Enclosed, please find the Tax Resale Deed regarding the above referenced properties. These properties are being been 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,

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 §
STAX 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 FIVE HUNDRED AND FOUR DOLLARS AND 00/100 (\$504.00), in hand paid by JASON NINDORF ("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. 2012-0480M-CV, styled Nocona Independent School District vs. Wiley F. Callaway et al and Cause No. 2012-0034M-CV, styled Nocona Independent School District vs. Reba Oakley etal, said property being described as:

Tract 1: Lot 235, Oak Shores Addition, Montague County, Texas; Tract 2: Lot 315, 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 JASON NINDORF, his 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.

TRUSTEE, the NOCONA	HOSPITAL DIS	NOCONA INDEPENDENT SCHOOL DISTRICT STRICT, FARMER'S CREEK WATER DISTRICT and ese presents to be executed this day of the content of the
ATTEST:		NOCONA INDEPENDENT SCHOOL DISTRICT
Secretary, Board of Trustees	_	By: Len Dingler, MD, President Board of Trustees
STATE OF TEXAS COUNTY OF MONTAGUE	§ §	
This instrument was acknown Len Dingler, MD, in his capa School District as the act of the	acity as Preside	me on theday of, 2016, by the first of the Board of Trustees for the Nocona Independent School District.
		Notary Public, State of Texas
ATTEST:		NOCONA HOSPITAL DISTRICT
Secretary, Board of Trustees	- -	By: Charles May, President, Board of Trustees
STATE OF TEXAS COUNTY OF MONTAGUE	§ §	
This instrument was acknown Charles May, in his capacity a act of the Nocona Hospital Dis	s President of th	e me on the day of, 2016, by e Board of Trustees for the Nocona Hospital District as the
		Notary Public State of Texas

ATTEST: Secretary, Board of Trustees	By: Jess Harrelson, President, Board of Trustees
STATE OF TEXAS COUNTY OF MONTAGUE This instrument was acknowledged before method that the act of the Farmer's Creek Water District. RENEE R. LEWIS Notary Public, State of Texas My Commission Expires 03-29-2018 ATTEST: County Clerk STATE OF TEXAS COUNTY OF MONTAGUE §	day of August, 2016, by Jess soard of Trustees for the Farmer's Creek Water District as Notary Public, State of Texas COUNTY OF MONTAGUE By: Rick Lewis, County Judge
This instrument was acknowledged before received in his capacity as dauge of the County of VALORIE STOUT VALORIE STOUT Notary Public, State of Texas Comm. Expires 05-16-2020 Notary ID 665783	me on the 22 day of August, 2016, by Rick Montague as the act of the County of Montague. Motary Public, State of Texas

GRANTEE'S ADDRESS:

JASON NINDORF 101 KRUGER RD KRUGERVILLE, TX 76227