

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 BOWIE INDEPENDENT SCHOOL DISTRICT, TRUSTEE, and THE 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 SEVEN HUNDRED AND SEVENTY-SEVEN DOLLARS AND NO/100 (\$777.00), in hand paid by CODY LOWE ("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 BOWIE INDEPENDENT SCHOOL DISTRICT and MONTAGUE COUNTY in the property herein conveyed, acquired by tax foreclosure sale heretofore held in Cause No.2014-0145M-CV, styled Bowie Independent School District vs. Barney R. Bannister et al, said property being described as:

Tract 1: Lot 29, Block 6, Unit 6, Frontier Shores Addition, Montague County, Texas;

Tract 2: Lots 20 and 21, Block 19, Unit 3, Frontier 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 CODY LOWE, his heirs and assigns forever, so that neither the 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.

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.

IN TESTIMONY WHEREOF, THE BOWIE INDEPENDENT SCHOOL DISTRICT, TRUSTEE, and MONTAGUE COUNTY, has caused these presents to be executed this 13 day of December, 2016



ATTESTED:

Brenda G
Secretary, Board of Trustees

BOWIE INDEPENDENT SCHOOL DISTRICT
By: Shea Brown
Shea Brown, President Board of Trustees

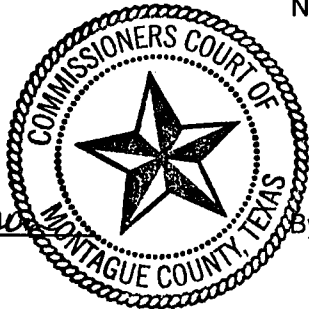
STATE OF TEXAS §
COUNTY OF MONTAGUE §

This instrument was acknowledged before me on the 13 day of December, 2016, by Shea Brown, in her capacity as President of the Board of Trustees for the Bowie Independent School District as the act of the Bowie Independent School District.

[Signature]
Notary Public, State of Texas

ATTESTED:

Glenda Henson
County Clerk

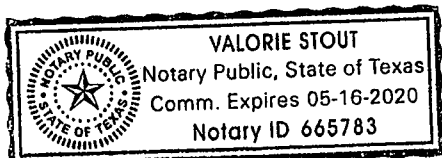


COUNTY OF MONTAGUE

By: [Signature]
Rick Lewis, County Judge

STATE OF TEXAS §
COUNTY OF MONTAGUE §

This instrument was acknowledged before me on the 24th day of December, 2016, by Rick Lewis, in his capacity as Judge of the County of Montague as the act of the County of Montague.



Valorie Stout
Notary Public, State of Texas

GRANTEE'S ADDRESS:

CODY LOWE
207 RANCH ST.
AUBREY, TX 76227