

**SYDNEY NOWELL**  
**MONTAGUE COUNTY TAX ASSESSOR-COLLECTOR**  
**P O BOX 8**  
**MONTAGUE, TX 76251**  
**940-894-3881**  
[montaguecountytac@windstream.net](mailto:montaguecountytac@windstream.net)

**May 21, 2018**

**To Whom It May Concern:**

**Re: TK Investments LLP**

**The bidder for this property does not have any delinquent taxes.**

**Sincerely,**

**Sydney Nowell**  
**Montague County Tax Assessor-Collector**

**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 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 DOLLARS AND 00/100 (\$500.00), in hand paid by TK INVESTMENTS LLP ("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. 2014-0242M-CV, styled Nocona Independent School District vs. Norman Beaty, said property being described as:

**Tract 1: Lot 398, 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 TK INVESTMENTS LLP, their 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.

IN TESTIMONY WHEREOF, THE NOCONA INDEPENDENT SCHOOL DISTRICT, TRUSTEE, the NOCONA HOSPITAL DISTRICT, FARMER'S CREEK WATER DISTRICT and MONTAGUE COUNTY, has caused these presents to be executed this . . . day of . . . , 2018

ATTEST:

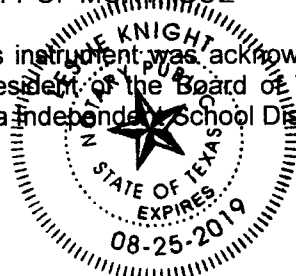
Pat Keel  
Secretary, Board of Trustees

NOCONA INDEPENDENT SCHOOL DISTRICT

By: G.O. Kieo  
President, Board of Trustees

STATE OF TEXAS §  
COUNTY OF MONTAGUE §

This instrument was acknowledged before me on the 16 day of April, 2018 by the President of the Board of Trustees for the Nocona Independent School District as the act of the Nocona Independent School District.



Derek Knight  
Notary Public, State of Texas

ATTEST:

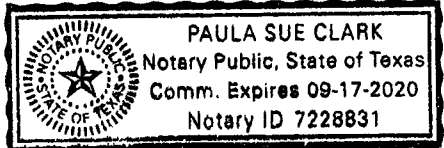
Chris Fink  
Secretary, Board of Trustees

NOCONA HOSPITAL DISTRICT

By: Paula Clark  
President, Board of Trustees

STATE OF TEXAS §  
COUNTY OF MONTAGUE §

This instrument was acknowledged before me on the 15<sup>th</sup> day of May, 2018 by the President of the Board of Trustees for the Nocona Hospital District as the act of the Nocona Hospital District.



Paula Clark  
Notary Public, State of Texas

ATTEST:

FARMER'S CREEK WATER DISTRICT

\_\_\_\_\_  
Secretary, Board of Trustees

By: \_\_\_\_\_  
President, Board of Trustees

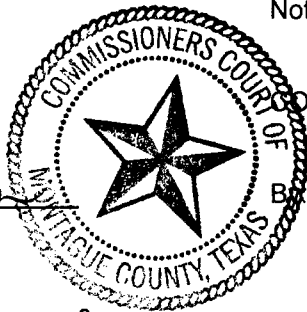
STATE OF TEXAS §  
COUNTY OF MONTAGUE §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2017, the President of the Board of Trustees for the Farmer's Creek Water District as the act of the Farmer's Creek Water District.

\_\_\_\_\_  
Notary Public, State of Texas

ATTEST:

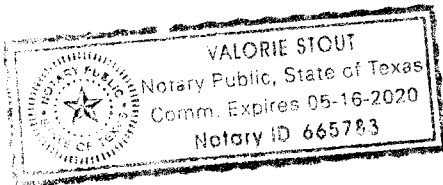
*[Signature]*  
\_\_\_\_\_  
County Clerk



\_\_\_\_\_  
COUNTY OF MONTAGUE  
County Judge

STATE OF TEXAS §  
COUNTY OF MONTAGUE §

This instrument was acknowledged before me on the 11<sup>th</sup> day of June, 2018, by the County Judge of Montague County as the act of Montague County.



*[Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas

**GRANTEE'S ADDRESS:**

**TK INVESTMENTS LLP  
600 RAINTREE BLVD. #57  
CANON CITY, CO 81212**