

From the desk of  
David Thomas McDonald  
4204 Meadowbrook DR  
Wichita Falls, TX 76308  
940-781-1038

November 13, 2018

Nocona Independent School District

Nocona, TX 76255

Montague County Tax Collector's Office

Attention: Syd Nowell

RE: Bid for the purchase of one lot owned by the NISD

This is a bid for the purchase of one parcel of land (one lot) located in Nocona Hills, Nocona, TX 76255

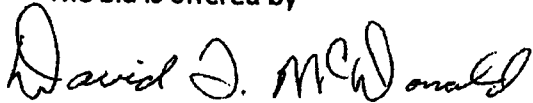
Said lot is Lot # 501 at #13 Apache Court in Nocona Hills, Nocona, TX 76255

Parcel R18496

Geo ID# 55002.0000.0501.0000

My Bid for the above mentioned property is Five Hundred Dollars and no/cents (\$500.00)

The bid is offered by



David T. McDonald of 4204 Meadowbrook Drive, Wichita Falls, TX 76308

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

**November 29, 2018**

**To Whom It May Concern:**

**Re: David T McDonald**

**The bidder for this property does not have delinquent taxes in Montague County.**

**Sincerely,**



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

**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 and FARMER'S CREEK WATER DISTRICT, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$500.00 cash in hand paid by

**David T. McDonald  
4204 Meadowbrook Drive  
Wicita Falls, Texas 76308**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents do 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. 2013-0218M-CV, Montague County, Et Al vs. Paz Mike Hernandez**, in the district court of said county, said property being located in Montague County, Texas, and described as follows:


**Tract No. 1: Lot 501, Nocona Hills Addition, a subdivision in Montague County, Texas, according to the map or plat thereof, recorded in Volume 603, Page 405, in Volume 605, Page 539, and in Volume 634, Page 489, Deed 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 grantors, 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.

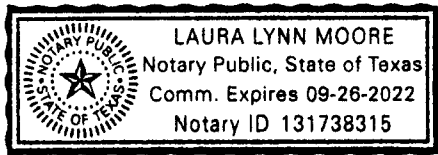
IN TESTIMONY WHEREOF Montague County has caused these presents to be executed this 10<sup>th</sup> day of December, 2018

BY:   
Rick Lewis  
County Judge  
Montague County

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this 10<sup>th</sup> day of December, 2018, by Rick Lewis, County Judge, of Montague County.



Laura Lynn Moore  
Printed Name:  
LAURA LYNN MOORE  
Notary Public, State of Texas  
My Commission Expires:  
9-26-2022

IN TESTIMONY WHEREOF Nocona Independent School District has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
Guy Hill  
President

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Gary Hill, Nocona Independent School District, President.

\_\_\_\_\_  
Printed Name:

\_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires:

\_\_\_\_\_

IN TESTIMONY WHEREOF Nocona Hospital District has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
Charles May  
President

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Charles May of Nocona Hospital District, President.

\_\_\_\_\_  
Printed Name:

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

My Commission Expires:  
\_\_\_\_\_

After recording return to:

David T. McDonald  
4204 Meadowbrook Drive  
Wicita Falls, Texas 76308