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January 23, 2019

Sydney Nowell  
Montague County Tax Office  
P O Box 8  
Montague TX 76251

Re: Resale Lot 1753, Nocona Hills Addition

Enclosed, please find the Tax Resale Deed regarding the above referenced property. The Prairie Valley ISD voted to accept Destrey Smith's bid, please have this put on the Montague County's agenda.

Bid is for \$265.00 from Destrey Smith

Please call if you have any questions regarding this matter.

Cordially,

Darla Allen  
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

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TAX RESALE DEED

COUNTY OF MONTAGUE

KNOW ALL MEN BY THESE PRESENTS that the PRAIRIE VALLEY INDEPENDENT SCHOOL DISTRICT, TRUSTEE, the NOCONA HOSPITAL 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 TWO HUNDRED AND SIXTY-FIVE DOLLARS AND NO/100 (\$265.00), in hand paid by DESTREY SMITH ("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 PRAIRIE VALLEY INDEPENDENT SCHOOL DISTRICT, NOCONA HOSPITAL DISTRICT, and MONTAGUE COUNTY in the property herein conveyed, acquired by tax foreclosure sale heretofore held in Cause No. 2016-0060M-CV, styled Prairie Valley Independent School District vs. David Winther, said property being described as:

**Lot 1753, Nocona Hills 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 DESTREY SMITH, his heirs and assigns forever, so that neither the PRAIRIE VALLEY INDEPENDENT SCHOOL DISTRICT, NOCONA HOSPITAL 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 PRAIRIE VALLEY INDEPENDENT SCHOOL DISTRICT, TRUSTEE, NOCONA HOSPITAL DISTRICT, and MONTAGUE COUNTY, has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

ATTESTED: PRAIRIE VALLEY INDEPENDENT SCHOOL DISTRICT, TRUSTEE

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

\_\_\_\_\_  
President Board of Trustees

STATE OF TEXAS §  
COUNTY OF MONTAGUE §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the President of the Board of Trustees for the Prairie Valley Independent School District as the act of the Prairie Valley Independent School District. *Michelle Rpland* School

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

ATTESTED: NOCONA HOSPITAL DISTRICT, TRUSTEE

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

\_\_\_\_\_  
President Board of Trustees

STATE OF TEXAS §  
COUNTY OF MONTAGUE §

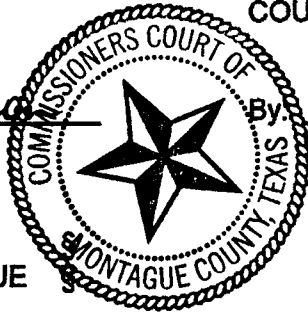
This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the President of the Board of Trustees for the Nocona Hospital District as the act of the Nocona Hospital District.

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

ATTESTED:

COUNTY OF MONTAGUE

*[Signature]*  
County Clerk



*[Signature]*  
County Judge

STATE OF TEXAS  
COUNTY OF MONTAGUE

This instrument was acknowledged before me on the 11 day of FEBRUARY, 2019,  
by the Judge of the County of Montague as the act of the County of Montague.

*[Signature]*  
Notary Public, State of Texas

GRANTEE'S ADDRESS:

**DESTREY SMITH  
189 FAIRWAY DR.  
NOCONA, TX 76255**

