



Jeanmarie Baer
Partner
P.O. Box 8188
Wichita Falls, Texas 76307
p: 940-723-4323
f: 940-723-8553
w: www.pbfc.com

October 25, 2019

Kathy Phillips
Montague County Tax Office
P O Box 8
Montague TX 76251

Re: 302 E. Greenwood Ave

Enclosed, please find the Tax Resale Deed regarding the above referenced property. The City of Bowie accepted David McEachern's bid of \$5,000.00, please have this put on the Montague County's agenda.

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

§
§
§

TAX RESALE DEED

COUNTY OF MONTAGUE

KNOW ALL MEN BY THESE PRESENTS that the CITY OF BOWIE, TRUSTEE, the BOWIE INDEPENDENT SCHOOL 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 THOUSAND DOLLARS AND NO/100 (\$5,000.00), in hand paid by DAVID MCEACHERN ("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, subject to the reservations and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all right, title and interest of the CITY OF BOWIE, BOWIE INDEPENDENT SCHOOL DISTRICT, and MONTAGUE COUNTY in the property herein conveyed, acquired by tax foreclosure sale heretofore held in Cause No.2016-0290M-CV, styled BOWIE INDEPENDENT SCHOOL DISTRICT VS. CONSTANCE WINTER, said property being described as:

Tract 1: Part of Lots 23, 24, 25, 26, 27 and 28, Block 6, Holman Addition, Montague County, Texas, as the same appears on a map or plat thereof filed in the office of the County Clerk in Montague County, Texas with a 1987 Remington Mobile Home, Label # TEX0410397, Serial # 50305219, 16 X 76, located in Montague County with a value in excess of \$500.00; 302 E. Greenwood Ave.

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 David McEachern, his heirs and assigns forever, so that neither the CITY OF BOWIE, 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. But the above conveyance is subject to the following condition and is expressly made provided that any and all improvements located on the property be removed therefrom and the property cleared of all building materials from said improvements within ninety (90) days of the filing of this deed with the Montague County Clerk's office. Such condition binding upon and to be observed by the grantee herein, his heirs, executors, administrators and assigns. In the event of any violation or non-observance of the above condition, grantor, his successors or assigns shall have the right to terminate the estate herein granted and to re-enter and retake said premises; and no act or omission on the part of any of the beneficiaries of this clause shall be a waiver of the operation or enforcement of such condition.

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 all conditions subsequent, 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 CITY OF BOWIE, TRUSTEE, the BOWIE INDEPENDENT SCHOOL DISTRICT, and MONTAGUE COUNTY, has caused these presents to be executed this _____ day of _____, 2019.

ATTESTED: CITY OF BOWIE, TRUSTEE

City Secretary

By: _____
Mayor

STATE OF TEXAS §

COUNTY OF MONTAGUE §

This instrument was acknowledged before me on the ____ day of _____, 20____, by The Mayor for the City of Bowie as the act of the City of Bowie.

Notary Public, State of Texas

ATTESTED: BOWIE INDEPENDENT SCHOOL DISTRICT

Secretary, Board of Trustees

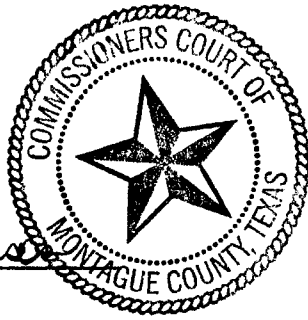
By: _____
President Board of Trustees

STATE OF TEXAS §

COUNTY OF MONTAGUE §

This instrument was acknowledged before me on the _____ day of _____, 20____, by the President of the Board of Trustees for the Bowie Independent School District as the act of the Bowie Independent School District.

Notary Public, State of Texas



ATTESTED:

COUNTY OF MONTAGUE

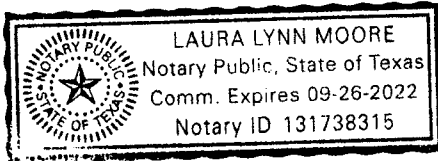
Glenda Anne
County Clerk

By: [Signature]
County Judge

STATE OF TEXAS §

COUNTY OF MONTAGUE §

This instrument was acknowledged before me on the 12th day of NOVEMBER, 2019, by the Judge of the County of Montague as the act of the County of Montague.



Laura Lynn Moore
Notary Public, State of Texas

GRANTEE'S ADDRESS:

**DAVID MCEACHERN
1100 MEMPHIS DR.
LUBBOCK, TX 79415**