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July 14, 2020

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

Re: Lots 10, 10A, 27, 48, 178, 531, Oak Shores – Bid is \$200 per lot

Enclosed, please find the Tax Resale Deed regarding the above referenced properties. These properties are being held in trust by the taxing entities. The resale bid needs to be added to the commissioner's court agenda to see if the commissioners will accept these bids. If these bids are approved by the commissioner's court, then please sign the Tax Resale Deed and return to our office.

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 MONTAGUE COUNTY, TRUSTEE, the NOCONA INDEPENDENT SCHOOL DISTRICT, NOCONA HOSPITAL DISTRICT and FARMER'S CREEK WATER DISTRICT, 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 ONE THOUSAND AND TWO HUNDRED DOLLARS AND NO/100 (\$1,200.00), in hand paid by KEVIN RAMSEY ("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. 2015-0226M-CV, styled Clyde Graham, Cause No. 2015-0233M-CV, styled Montague County, et al vs. Terry Byers, AKA Terry Lee Byers, Cause No. 2015-0237M-CV, styled Montague County, et al vs. Joe M. Estrada, AKA Joe Maldonado Estrada, et al, Cause No. 2017-0217M-CV, styled Montague County, et al vs. Gerald E. Paradise and Cause No. 2017-0293M-CV, styled Montague County, et al vs. Imogene Caroland, AKA Imogene Estes Caroland, said property being described as:

**Tract 1: Lot 27, Block 1, Oak Shores Addition, Montague County, Texas, as more particularly described in a deed recorded in Volume 1 at Page 232 filed in the office of the County Clerk in the Plat Records in Montague County, Texas;**

**Tract 2: Lot 531, Oak Shores, a subdivision in Montague County, Texas, as described in Volume 292, page 24, Official Public Records of Montague County, Texas**

**Tract 3: Lot 48, Oak Shores Addition, Montague County, Texas, as more particularly described in a deed recorded in Volume 1 at Page 232 filed in the office of the County Clerk in the Map Records in Montague County, Texas;**

**Tract 4: Lot 178, Block 1, Oak Shores 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;**

**Tract 5: Lot 10, Block 1, Oak Shores Addition out of Block 36, Kaufman County School Lands Survey, Montague County, Texas, as more particularly described in a deed recorded in Volume 1 at Page 201 filed in the Plat Records in Montague County, Texas;**

**Tract 6: Lot 10A, Block 1, Oak Shores Addition out of Block 36, Kaufman County School Lands Survey, Montague County, Texas, as more particularly described in a deed recorded in Volume 1 at Page 201 filed in the Plat Records in 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 KEVIN RAMSEY, his 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, MONTAGUE COUNTY, TRUSTEE, and NOCONA INDEPENDENT SCHOOL DISTRICT, NOCONA HOSPITAL DISTRICT, and FARMER'S CREEK WATER DISTRICT, has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ATTESTED:

COUNTY OF MONTAGUE

\_\_\_\_\_  
County Clerk

By: \_\_\_\_\_  
County Judge

STATE OF TEXAS            §  
COUNTY OF MONTAGUE   §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2020, by the Judge of the County of Montague as the act of the County of Montague.

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

ATTESTED:

NOCONA 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 \_\_\_\_\_, 2020, by the President of the Board of Trustees for the Nocona Independent School District as the act of the Nocona Independent School District.

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

ATTESTED:

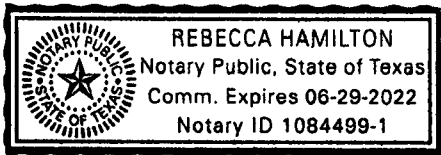
NOCONA HOSPITAL DISTRICT

*Cheryl Fort*  
Secretary, Board of Trustees

*Charles My*  
President, Board of Trustees

STATE OF TEXAS           §  
COUNTY OF MONTAGUE   §

This instrument was acknowledged before me on the 21<sup>st</sup> day of July, 2020, by the President of the Board of Trustees for the Nocona Hospital District as the act of the Nocona Hospital District.



*Rebecca Hamilton*  
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 \_\_\_\_\_, 2020, by 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

**GRANTEE'S ADDRESS:**

**KEVIN RAMSEY  
1238 PARR RD  
NOCONA, TX 76255**