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March 26, 2021

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

Re: Lots 9, 9-A, 18-A, 19, 35, 61, 62, 369, 370, 594, Block 1, Lots 49 and 176 out of Block 35 and 36 and Lot 265, Unit 1, All Oak Shores (Bid enclosed)

Enclosed, please find the Tax Resale Deed regarding the above referenced properties. These properties are 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

Case No	Description	Bid	
2010-0000254M-CV	Lot 35, Oak Shores	\$	200.00
2017-0387M-CV	Lot 265, Oak Shores	\$	200.00
2017-0210M-CV	Lot 594, Oak Shores	\$	200.00
2017-0343M-CV	Lot 18-A, Oak Shores	\$	200.00
2014-0040M-CV	Lot 176, Oak Shores	\$	200.00
2017-0344M-CV	Lot 19, Oak Shores	\$	200.00
2016-0076M-CV	Lot 9 and 9-A, Oak Shores	\$	500.00
2017-0213M-CV	Lot 369 and 370, Oak Shores	\$	500.00
2015-0231M-CV	Lots 61 and 62, Oak Shores	\$	200.00
2014-0031M-CV	Lot 49, Oak Shores	\$	200.00
		\$	2,600.00

Kevin Ramsey
1238 Parr Rd
Nacoma TX 76255

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 TWO THOUSAND, SIX HUNDRED DOLLARS AND NO/100 (\$2,600.00), 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. 2016-0076M-CV, styled Montague County, et al, Cause No. 2017-0343M-CV, styled Montague County, et al vs. Claude Dunn, et al, Cause No. 2017-0344M-CV, styled Montague County, et al vs. Lo9uis McClarty, et al, Cause No. 2010-0000254M-CV, styled Montague County, et al vs. Quita L. Bock AKA Quita Welch Bock, et al, Cause No. 2014-0031M-CV, styled Montague County, et al vs. Dale Reece, Deceased et al, Cause No. 2015-0231M-CV, styled Montague County, et al vs. Charles L. Moses, Jr., Cause No. 2014-0040M-CV, styled Montague County, et al vs. David Troy Langford, Cause No. 2017-0387M-CV, styled Montague County, et al vs. Dale Brister, et al, Cause No. 2017-0213M-CV, styled Montague County, et al vs. Gary E. Miller, Sr., AKA Gary Ernest Miller, et al and Cause No. 2017-0210M-CV, styled Lowell T. Downey, et al, said property being described as:

Tract 1: Lots 9 and 9-A, Block 1, Oak Shores Addition, Montague County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 232, Plat Records in of Montague County, Texas;

Tract 2: Lot 18-A, Block 1, Oak Shores, Montague County, Texas, as more particularly described in Volume 1, Page 208, filed in the office of the County Clerk in the Plat Records, Montague County, Texas;

- Tract 3: Lot 19, Block 1, Oak Shores, Montague County, Texas, as more particularly described in a deed recorded in Volume 1, Page 232 filed in the office of the County Clerk in the Plat Records, Montague County, Texas;**
- Tract 4: Lot 35, Block 1, Oak Shores Addition out of Block 35, Kaufman County School Lands Survey, Montague County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 232, Plat Records, Montague County, Texas;**
- Tract 5: Lot 49, Oak Shores Addition out of Blocks 35 and 36, Kaufman County School Lands Survey, Abstract 407, Montague County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 232, Plat Records, Montague County, Texas;**
- Tract 6: Lots 61 and 62, Block 1, Oak Shores, Montague County, Texas, as described in Volume 85, Page 430, Official Public Records, Montague County, Texas;**
- Tract 7: Lot 176, Oak Shores Addition out of Blocks 35 and 36, Kaufman County School Lands Survey, Abstract 407, Montague County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 232, Plat Records, Montague County, Texas;**
- Tract 8: Lot 265, Unit 1, Oak Shores, Montague County, Texas, as more particularly described in a deed recorded in Volume 1, Page 232 filed in the office of the County Clerk in the Plat Records, Montague County, Texas;**
- Tract 9: Lots 369 and 370, 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, Montague County, Texas;**
- Tract 10: Lot 594, 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, 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 _____, 2021.

ATTESTED:

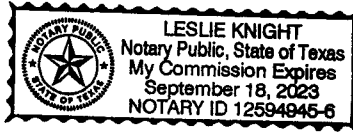
NOCONA INDEPENDENT SCHOOL DISTRICT,
TRUSTEE

Pat Keck
Secretary, Board of Trustees

M.O. Williams
President Board of Trustees

STATE OF TEXAS
COUNTY OF MONTAGUE

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This instrument was acknowledged before me on the 23 day of March, 2020, by the President of the Board of Trustees for the Nocona Independent School District as the act of the Nocona Independent School District.

Leslie Knight
Notary Public, State of Texas

ATTESTED:

NOCONA HOSPITAL DISTRICT

Secretary, Board of Trustees

M.O. Williams
President, Board of Trustees

STATE OF TEXAS
COUNTY OF MONTAGUE

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This instrument was acknowledged before me on the ____ day of _____, 2020, 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:

Sam Jones
County Clerk

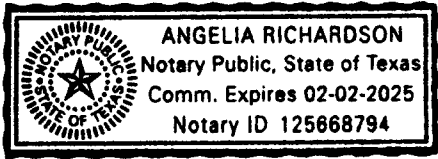
COUNTY OF MONTAGUE

By: [Signature]
County Judge

STATE OF TEXAS
COUNTY OF MONTAGUE

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This instrument was acknowledged before me on the 12TH day of April, 2020, by the Judge of the County of Montague as the act of the County of Montague.



Angelia Richardson
Notary Public, State of Texas

GRANTEE'S ADDRESS:

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