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August 26, 2021

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

Re: Cause No. 2016-0500M-CV; Bowie ISD vs. Sandra Sue Boyd & Patricia Posey
1308 N. Hwy 81 – Bid \$4,000

Enclosed, please find the Tax Resale Deed regarding the above referenced property. This property is 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 this bid. If the bid is 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.

TAX RESALE DEED

STATE OF TEXAS §

COUNTY OF MONTAGUE § KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, the CITY OF BOWIE, acting by and through its' Mayor, the BOWIE INDEPENDENT SCHOOL, acting by and through the President of its' Board of Directors and MONTAGUE COUNTY, acting by and through its' County Judge, as authorized by Section 34.05, Texas Property Tax Code, for and in consideration of the sum of **FOUR THOUSAND DOLLARS (\$4,000.00)** in hand paid by **KEVIN MATHEWS**, Purchaser and Grantee, the receipt of which is hereby acknowledged and confessed, have conveyed and quitclaimed and by these presents do convey and quitclaim unto said Purchaser all right, title and interest of the CITY OF BOWIE, the BOWIE INDEPENDENT SCHOOL DISTRICT and MONTAGUE COUNTY, all taxing units interested in the tax foreclosure judgment against the property herein conveyed, acquired by tax foreclosure sale heretofore held in Cause No.2016-0500M-CV and described as:

Tract 1: Lot 6, Garlington Tract, (Abstract 784 Block 2856, TE&L Co. Sur., Montague County, Texas, as more particularly described in a deed recorded in Volume 922 at page 383 filed in the office of the County Clerk in the Deed Records of Montague County, Texas (1308 N Hwy 81).

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 MATHEWS, his heirs and assigns forever, so that neither the CITY OF BOWIE, the BOWIE INDEPENDENT SCHOOL DISTRICT and MONTAGUE COUNTY, 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.

Grantee accepts the properties 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, if any, for the present year are to be paid by the Purchaser.

This conveyance is expressly subject to any existing right of redemption remaining in the former owner of the properties under the provisions of law.

IN TESTIMONY WHEREOF, the CITY OF BOWIE, the BOWIE INDEPENDENT SCHOOL DISTRICT and MONTAGUE COUNTY have caused these presents to be executed this ____ day of _____, 2021.

ATTEST:

CITY OF BOWIE

City Secretary

By: _____
Gaylynn Burris, Mayor

THE STATE OF TEXAS §
COUNTY OF MONTAGUE §

BEFORE ME, the undersigned authority, on this day personally appeared Gaylynn Burris, Mayor of the City of Bowie, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purposes and consideration therein expressed as the act of the City of Bowie.

Given under my hand and seal of office this ____ day of _____, 2021.

Notary Public in and for the State of Texas

ATTEST:

BOWIE INDEPENDENT SCHOOL DISTRICT

Secretary, Board of Trustees

By: _____
Jacky Betts, President, Board of Trustees

THE STATE OF TEXAS §
COUNTY OF MONTAGUE §

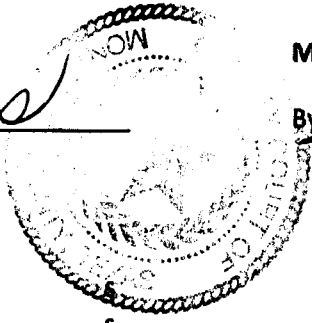
BEFORE ME, the undersigned authority, on this day personally appeared Jacky Betts, President, Board of Trustees, Bowie Independent School District, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purposes and consideration therein expressed as the act of the Bowie Independent School District.

Given under my hand and seal of office this ____ day of _____, 2021.

Notary Public in and for the State of Texas

ATTEST:

[Signature]
County Clerk



MONTAGUE COUNTY

By: *[Signature]*
Kevin Benton, County Judge

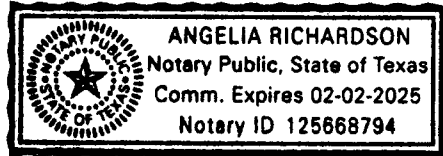
THE STATE OF TEXAS
COUNTY OF MONTAGUE

§

BEFORE ME, the undersigned authority, on this day personally appeared Kevin Benton, County Judge, Montague County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed as the act of the County of Montague.

Given under my hand and seal of office this 16th day of September 2021.

[Signature]
Notary Public in and for the State of Texas



Grantee's Address:

KEVIN MATHEWS
1302 HWY 81 NORTH
BOWIE TX 76230