



**Jeanmarie Baer**  
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August 23, 2021

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

Re: Lots 30, 31, 274, 283 & 368, Block 1, 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

I, Wayne Cannaday PHONE - 235-5518 <sup>940</sup>

I WILL give \$150.<sup>00</sup> For Lot 30 of ~~DAK~~ Shores

I WILL Give \$150.<sup>00</sup> For Lot 31 of ~~DAK~~ Shores

I WILL Give \$150.<sup>00</sup> For Lot 283 of DAK Shores

I WILL Give \$150.<sup>00</sup> For Lot 274 of DAK Shores

I WILL Give \$150.<sup>00</sup> For Lot 368 of DAK Shores

Nocona Tx

my add 574 Walnut rd DAK Shores Zip 76255

Lot 30 - 2015-0227m-cv

Lot 31 - " "

Lot 283 - 2017-0386m-cv

Lot 274 - 2017-0269m-cv

Lot 368 - 2017-0213m-cv

Wayne Cannaday

574 Walnut Rd

Nocona TX 76255

940-235-5518

**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 SEVEN HUNDRED AND FIFTY DOLLARS AND 00/100 (\$750.00), in hand paid by WAYNE CANNADAY ("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. 2015-0227M-CV, styled Montague County, et al vs. Constance Willis, Cause No. 2017-0386M-CV, styled T. R. Alexander, et al, Cause No. 2017-0213M-CV, styled Montague County, et al vs. Gary E. Miller, Sr., aka Gary Ernest Miller and Cause No. 2017-0269M-CV, styled Montague County, et al vs. H. L. Billmeier, et al, said property being described as:

**Tract 1: Lot 30, Block 1, Oak Shores Subdivision, a subdivision in Montague County, Texas;**

**Tract 2: Lot 31, Block 1, Oak Shores Subdivision, a subdivision in Montague County, Texas;**

**Tract 3: Lot 283, Block 1, Oak Shores Addition, an addition in Montague County, Texas;**

**Tract 4: Lot 368, Block 1, Oak Shores Addition, Montague County, Texas;**

**Tract 5: Lot 274, Block 1, Oak Shores Addition, an addition 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 WAYNE CANNADAY, 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, THE NOCONA INDEPENDENT SCHOOL DISTRICT, TRUSTEE, the NOCONA HOSPITAL DISTRICT, FARMER'S CREEK WATER DISTRICT and MONTAGUE COUNTY, has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ATTEST:

Pat Beck  
Secretary, Board of Trustees

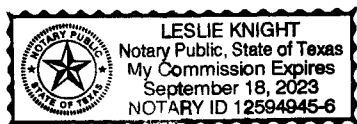
NOCONA INDEPENDENT SCHOOL DISTRICT

By: [Signature]  
President, Board of Trustees

STATE OF TEXAS §  
COUNTY OF MONTAGUE §

This instrument was acknowledged before me on the 26 day of July, 2021, by the President of the Board of Trustees for the Nocona Independent School District as the act of the Nocona Independent School District.

[Signature]  
Notary Public, State of Texas



ATTEST:

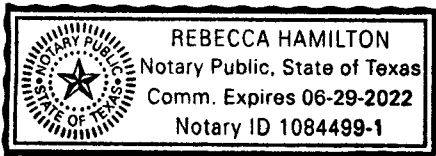
[Signature]  
Secretary, Board of Trustees

NOCONA HOSPITAL DISTRICT

By: [Signature]  
President, Board of Trustees

STATE OF TEXAS §  
COUNTY OF MONTAGUE §

This instrument was acknowledged before me on the 11<sup>th</sup> day of August, 2021, by the President of the Board of Trustees for the Nocona Hospital District as the act of the Nocona Hospital District.



[Signature]  
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 §

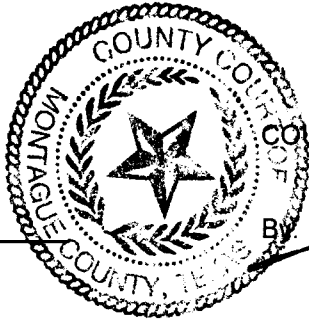
This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2021, the President of the Board of Trustees for the Farmer's Creek Water District as the act of the Farmer's Creek Water District.

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

ATTEST:

County Clerk

*[Handwritten Signature]*



COUNTY OF MONTAGUE

County Judge

*[Handwritten Signature]*

STATE OF TEXAS  
COUNTY OF MONTAGUE

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This instrument was acknowledged before me on the 16<sup>th</sup> day of September, 2021, by the County Judge of Montague County as the act of Montague County.

*[Handwritten Signature]*  
Notary Public, State of Texas

**GRANTEE'S ADDRESS:  
WAYNE CANNADAY  
574 WALNUT RD  
NOCONA, TX 76255**

