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December 31, 2021


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

Re: Cause No. 2019-0090M-CV; Prairie Valley ISD vs. Tammy Keith et al
55010.0002.0028.0000 – Bid \$2,000

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.

STATE OF TEXAS

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TAX RESALE DEED

COUNTY OF MONTAGUE

KNOW ALL MEN BY THESE PRESENTS that the PRAIRIE VALLEY 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 DOLLARS AND NO/100 (\$2,000.00), in hand paid by CORY SIX AND MELISSA TRAMMELL ("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 PRAIRIE VALLEY 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. 2019-0090M-CV, styled Prairie Valley Independent School District vs. Tammy Keith et al, said property being described as:

Tract 1: Lots 28 and 29, Block 2, Nocona Lake Estates Subdivision, Montague County, Texas, as the same appears on a map or plat thereof filed in the office of the County Clerk of Montague County, Texas, also includes a Melody Homes Mobile Home, Label #TEX0107294, and a metal out building with a value in excess of \$1000.00;

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 CORY SIX AND MELISSA TRAMMELL, their heirs and assigns forever, so that neither the PRAIRIE VALLEY 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, PRAIRIE VALLEY INDEPENDENT SCHOOL DISTRICT, TRUSTEE, and NOCONA HOSPITAL DISTRICT, FARMER'S CREEK WATER DISTRICT and MONTAGUE COUNTY, has caused these presents to be executed this _____ day of _____, 20__.

ATTESTED:

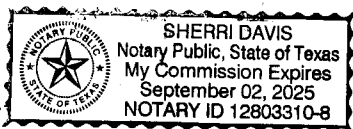
PRAIRIE VALLEY INDEPENDENT SCHOOL DISTRICT, TRUSTEE

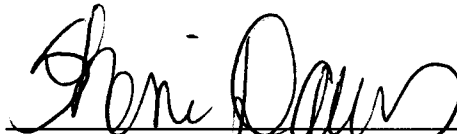

Secretary, Board of Trustees


President Board of Trustees

STATE OF TEXAS §
COUNTY OF MONTAGUE §

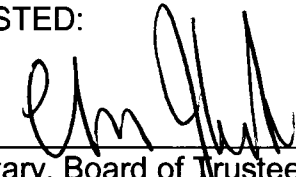
This instrument was acknowledged before me on the 11th day of November, 2021, by the President of the Board of Trustees for the Prairie Valley Independent School District as the act of the Prairie Valley Independent School District.




Notary Public, State of Texas

ATTESTED:

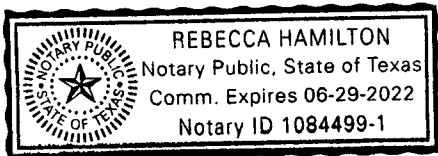
NOCONA HOSPITAL DISTRICT


Secretary, Board of Trustees


President, Board of Trustees

STATE OF TEXAS §
COUNTY OF MONTAGUE §

This instrument was acknowledged before me on the 21st day of December, 2021, 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

ATTEST:

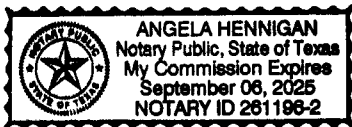
FARMER'S CREEK WATER DISTRICT

Randy Mills
Secretary Board of Trustees

By: [Signature]
President, Board of Trustees

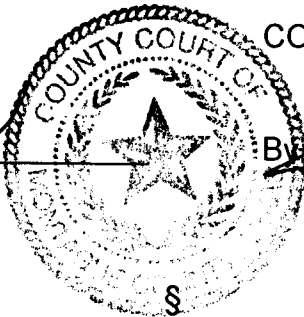
STATE OF TEXAS §
COUNTY OF MONTAGUE §

This instrument was acknowledged before me on the 30 day of December, 2021, 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.



[Signature]
Notary Public, State of Texas

ATTESTED:



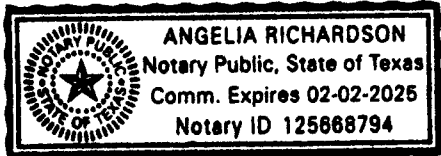
COUNTY OF MONTAGUE

[Signature]
County Clerk

By: [Signature]
County Judge

STATE OF TEXAS §
COUNTY OF MONTAGUE §

This instrument was acknowledged before me on the 10th day of January, 2022, by the Judge of the County of Montague as the act of the County of Montague.



[Signature]
Notary Public, State of Texas

GRANTEE'S ADDRESS:

CORY SIX AND MELISSA TRAMMELL
1008 MOLSBEE RD
NOCONA, TX 76255