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June 22, 2022

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

Re: Cause No.2019-0479M-CV; Nocona ISD vs. Norman Beaty
55004.0000.0347.0000 & 55001.0000.0346.0000 – Bid \$1,000

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 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

AMARILLO ARLINGTON AUSTIN CONROE EDINBURG GARLAND HOUSTON
LUBBOCK MIDLAND PLANO SAN ANGELO SAN ANTONIO TYLER WICHITA FALLS

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 FIVE THOUSAND DOLLARS AND 00/100 (\$5,000.00), in hand paid by MOBILE HOME HELPER LLC ("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. 2019-0479M-CV, styled Nocona Independent School District vs. Norman Beaty, said property being described as:

Tract 1: Lot 347, Block 1, Oak Shores Addition out of Block 36, Kaufman County School Lands Survey, Montague County, Texas, as more particularly described in a Warranty Deed filed in Volume 370 at Page 157 of the Official Public Records of Montague County, Texas with a 1977 Wayside Mobile Home, Vehicle ID No. KBTXSN7802463, Texas Department of Housing and Community Affairs Certificate No. 78967705, located in Montague County, Texas with a value in excess of \$500.00;

Tract 2: Lot 346, Block 1, Oak Shores Addition out of Block 36, Kaufman County School Lands Survey, Montague County, Texas, as more particularly described in a Warranty Deed filed in Volume 324 at Page 577, of the Official Public Records of 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 MOBILE HOME HELPER LLC, their 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__.

NOCONA INDEPENDENT SCHOOL DISTRICT

ATTEST:

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, 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

NOCONA HOSPITAL DISTRICT

ATTEST:

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, 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

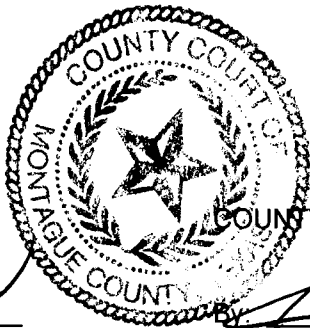
Secretary, Board of Trustees

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

[Signature]

COUNTY OF MONTAGUE

County Judge

[Signature]

STATE OF TEXAS §
COUNTY OF MONTAGUE §

This instrument was acknowledged before me on the 11th day of July, 202~~1~~², by the County Judge of Montague County as the act of Montague County.

[Signature]
Notary Public, State of Texas

GRANTEE'S ADDRESS:

**MOBILE HOME HELPER LLC
1132 JAMIE DR.
GRAND PRAIRIE, TX 75052**

