

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 HARDEMAN

KNOW ALL MEN BY THESE PRESENTS that the QUANAH INDEPENDENT SCHOOL DISTRICT, TRUSTEE, the CITY OF QUANAH and HARDEMAN COUNTY, acting by and through its duly elected officials 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 NINE HUNDRED AND NINETY-EIGHT DOLLARS AND SEVENTY CENTS (\$998.70), in hand paid by JOSHUA GRAY AND CHANA GRAY, ("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 QUANAH INDEPENDENT SCHOOL DISTRICT, CITY OF QUANAH and HARDEMAN COUNTY in the property herein conveyed, acquired by tax foreclosure sale heretofore held in Cause No.11342, styled Quana Independent School District vs. Misty Ware, said property being described as:

Tract 1: All of Lot 4 and the East half of Lot 5, Block 97, Original Townsite to the City of Quanah, Hardeman County, Texas as more particularly described in Document # DI08-48601 of the Official Public Records of Hardeman 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 JOSHUA GRAY AND CHANA GRAY, their heirs and assigns forever, so that neither the QUANAH INDEPENDENT SCHOOL DISTRICT, CITY OF QUANAH, and HARDEMAN 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 QUANAH INDEPENDENT SCHOOL DISTRICT, TRUSTEE, CITY OF QUANAH and HARDEMAN COUNTY, has caused these presents to be executed this _____ day of _____, 2017.

ATTEST: QUANAH INDEPENDENT SCHOOL DISTRICT

TRUSTEE

Secretary By: _____
President, Board of Trustees

STATE OF TEXAS §
COUNTY OF HARDEMAN §

This instrument was acknowledged before me on the ____ day of _____, 20____, by the President of the Board of Trustees of the Quanah Independent School District as the act of the Quanah Independent School District.

Notary Public, State of Texas

ATTEST: CITY OF QUANAH

City Secretary By: _____
Mayor

STATE OF TEXAS §
COUNTY OF HARDEMAN §

This instrument was acknowledged before me on the ____ day of _____, 20____, by the Mayor of the City of Quanah as the act of the City of Quanah.

Notary Public, State of Texas

ATTEST: COUNTY OF HARDEMAN

County Clerk By: _____
County Judge

STATE OF TEXAS §
COUNTY OF HARDEMAN §

This instrument was acknowledged before me on the ____ day of _____, 20____, by the County Judge of the Hardeman County as the act of the Hardeman County.

Notary Public, State of Texas

GRANTEE'S ADDRESS:

JOSHUA GRAY AND CHANA GRAY
811 WEST 7TH ST.
QUANAH, TX 79252

1