

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
ATTORNEYS AT LAW
1501 NORTHWOOD BOULEVARD
P.O. BOX 1916
CORSICANA, TEXAS 75151

12-17-15

Michael Seabolt, Superintendent
Marlin Independent School District
130 Coleman Street
Marlin, Texas 76661

RE: Suit No. 37,716-T, Marlin ISD et al vs Andrew Boyd et al

Dear Mr. Seabolt;

A judgment was taken in the above captioned tax suit in December 2012 on behalf of Falls County, Marlin ISD, Falls County Emergency Services District #01 and was placed for Sheriff's Sale December 2013. There were no bids on the property and therefore it was struck off to Falls County, in trust.

A bid on the property described as: 0.482 acre, more or less, being a tract of land measuring 210.00 feet by 100.00 feet and situated in the T. B. Bartlett Subdivision, a subdivision in Falls County, Texas, as described in deed dated December 11, 1943, from T. B. Bartlett, et ux. to Andrew Boyd, et al., in Volume 184, Page 616, Deed Records of Falls County, Texas., has been received from Paul Anthony Hunphrey in the amount of \$210.00.

If this meets with your approval, please sign the deed in front of a notary public and return it to our office in the enclosed self-addressed envelope.

Thank you for your cooperation.

Very truly yours,



Alan M. Bristol
Attorney at Law

AMB/amd

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property 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

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF FALLS

X

That **MARLIN INDEPENDENT SCHOOL DISTRICT, FALLS COUNTY and FALLS COUNTY EMERGENCY SERVICES DISTRICT # 01**, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$210.00 cash in hand paid by

**Paul Anthony Hunphrey
1018 Coleman Street
Marlin, TX 76661**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, have quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Suit No. 37,716-T, Marlin Independent School District, Et Al vs. Andrew Boyd, Et Al, in the district court of said county, said property being located in Falls County, Texas, and described as follows:

0.482 acre, more or less, being a tract of land measuring 210.00 feet by 100.00 feet and situated in the T. B. Bartlett Subdivision, a subdivision in Falls County, Texas, as described in deed dated December 11, 1943, from T. B. Bartlett, et ux. to Andrew Boyd, et al., in Volume 184, Page 616, Deed Records of Falls County, Texas.

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, 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.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.