

Collin College

Delinquent Property Taxes

Foreclosure and Sale Process Description

- Delinquent tax collection attorneys, Gay, McCall, Isaacks & Roberts, PC (“Gay, McCall”) file suit against the property owners & lienholders on behalf of the taxing jurisdictions
- Gay, McCall gets a judgment against the property on behalf of the taxing jurisdictions
- the property is auctioned at a Sheriff’s sale (“tax sale”) held on the first Tuesday of each month
 - the minimum bid amount is the judgment amount or the market value of the property, whichever is lower
- If the property does not sell at the auction, it is “struck back” to one or more of the taxing entities on behalf of itself and the other entities
- The list of current available struck off properties and information about each property is online at http://public1.co.collin.tx.us/struck_off/default.aspx
 - Property Tax account number
 - Legal description
 - Link to Collin Central Appraisal records
 - Map
 - Value History
 - Deed History
- Gay, McCall may then accept private bids on the property and submit them to each taxing entity for consideration
 - Anyone can bid on the “struck-back” properties
 - Bids are submitted to Erin Minett at Gay, McCall in writing and must contain the bidders’ name, mailing address, bid amount and the property account number.
 - If the bid is above or at the minimum amount, approval by one entity is required
 - If the bid is below the minimum amount, approval by all entities is required

LAW OFFICES
GAY, MCCALL, ISAACKS & ROBERTS, P.C.
A PROFESSIONAL CORPORATION

JOHN E. GAY
DAVID MCCALL +
LEWIS L. ISAACKS ♦+
WILLIAM J. ROBERTS +
JENNIFER T. PETTIT
ERIN MINETT
JOHN RAPIER
JAMES W. WILSON

777 E. 15TH STREET
PLANO, TEXAS 75074
(972) 424-8501 · Fax (972) 422-9322

♦ BOARD CERTIFIED -- CIVIL TRIAL LAW
TEXAS BOARD OF LEGAL SPECIALIZATION
+ ATTORNEY - MEDIATOR

August 3, 2017

Mr. Kenneth Lynn
3452 Spur 399
McKinney, TX 75069

Re: Offer from Bonsai Ventures LLC & CEH LLC to purchase
1506 Anchor Dr., Wylie, Texas

Dear Mr. Lynn:

Bonsai Ventures LLC & CEH LLC has offered to purchase 1506 Anchor Dr., Wylie, Collin County, Texas (BEING LOT 15, BLOCK 14, OF NEWPORT HARBOR #1, ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. G., PAGE 224, OF THE COLLIN COUNTY DEED RECORDS) for \$92,100.00.

This property was sold at a Sheriff's Sale on April 5, 2016 pursuant to delinquent tax collection suit number 366-00084-2011. There were no bidders and the property was struck off to the College for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$188,714.00. The property was struck off for the total judgment amount, \$32,373.26, which includes taxes, penalties and interest, costs of court, and costs of sale.

As the offer is for more than the minimum bid at the Sheriff's Sale, all amounts due under the judgment will be paid. A breakdown of amounts each taxing entity will receive is enclosed.

If any taxing jurisdictions agree to accept \$92,100.00 for the property, the property may be sold for that amount. Each jurisdiction must execute the deed.

If your entity decides to accept this offer, enclosed for execution is a Deed Without Warranty our office prepared for this resale. When the Deed is executed, please return it to me, so that I may finalize this transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,



Erin Minett

Enclosure

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

**DEED WITHOUT WARRANTY
(TAX FORECLOSED PROPERTY RESALE)**

Date: _____, 2017

Grantor: COLLIN COUNTY and COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

Grantor's Mailing Address (including county):
2300 Bloomdale Rd., Suite 4192
McKinney, Texas 75071
Collin County

Grantee: Bonsai Ventures LLC & CEH LLC

Grantee's Mailing Address (including county):
8528 Davis Blvd. Ste. 134 Box 234
North Richland Hills, TX 76182
Collin County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Property described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
2. Visible and apparent easements over or across subject property.
3. Rights of parties in possession.
4. Any and all easements, restrictions, covenants, conditions and reservations of record, if any, applicable to the herein conveyed property or any part hereof.
5. Any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.
6. All oil, gas, and other minerals reserved by prior grantors.

By acceptance of this Deed, Grantee acknowledges and agrees that the Property is being purchased and conveyed "AS IS" with all faults and defects whether patent or latent as of the closing. Grantors, on behalf of themselves and the other taxing entities on whose behalf it holds title to the Property, specifically negates and disclaims any representations, warranties or guaranties of any kind or character, whether express or implied, oral or written, past, present, future or otherwise, of, as to, concerning or with respect to the Property, including without limitation (i) the nature and condition of the Property and the suitability thereof for any and all activities and uses which Grantee may elect to

conduct thereon, (ii) the nature and extent of any right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or any other matter relating in any way to the Property, (iii) the compliance of the Property or its operation with any laws, ordinances or regulations of any government or other authority or body, (iv) the existence of any toxic or hazardous substance or waste in, on, under the surface of or about the Property, (v) geological conditions, including, without limitation, subsidence, subsurface conditions, water table, underground water reservoirs, limitations regarding the withdrawal of water and faulting, (vi) whether or not and to the extent to which the Property or any portion thereof is affected by any stream (surface or underground), body of water, flood prone area, floodplain, floodway or special flood hazard, (vii) drainage, (viii) zoning or land use restrictions rules and regulations to which the Property or any portion thereof may be subject, (ix) the availability of any utilities to the Property or any portion thereof including, without limitation, water, sewage, gas and electric and including the utility availability capacities allocated to the Property by the relevant governmental or regulatory authority, (x) usages of adjoining property, (xi) access to the Property or any portion thereof, (xii) the value, compliance with the plans and specifications, size, location, age, use, design, quality, description, durability, structural integrity, operation, leasing, title to, or physical or financial condition of the Property or any portion thereof, or any income, expenses, charges, liens, encumbrances, rights or claims on or affecting or pertaining to the Property or any part thereof, (xiii) the potential for further development of the Property, or (xiv) the merchantability of the Property or fitness of the Property for any particular purpose (Grantee affirming that Grantee has not relied on Grantors' skill or judgment to select or furnish the Property for any particular purpose, and that Grantor makes no warranty that the Property is fit for any particular purpose).

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors, or assigns forever WITHOUT WARRANTY.

The intent of this Deed Without Warranty is to transfer the property foreclosed on by the Grantor taxing jurisdictions in Cause No. 366-00084-2011 in the 366th Judicial District Court, Collin County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

COLLIN COUNTY, TEXAS

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2017, by _____, _____ of Collin County, Texas as the act and deed of said Collin County, Texas.

Notary Public, State of Texas
Notary's name, (printed):

Notary's commission expires: _____

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2017, by _____,

_____ of the Collin County Community College District as the act and deed of said Collin County Community College District.

Notary Public, State of Texas
Notary's name, (printed):

Notary's commission expires: _____

EXHIBIT A

BEING LOT 15, BLOCK 14, OF NEWPORT HARBOR #1, ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. G., PAGE 224, OF THE COLLIN COUNTY DEED RECORDS

Distribution of Proceeds

1506 Anchor Dr., Wylie, Texas
R227301401501

Cause no.: 366-00084-2011
Judgment date: March 13, 2015
Sheriff's sale: April 5, 2016

Taxes in Judgment:	WISD	\$17,190.01
	City	9,928.50
	County	2,800.83
	CCCCD	<u>998.73</u>
	Total	<u>\$30,918.07</u>

Other Judgment Amounts:	District Clerk Fees	\$1,022.00
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Post Judgment Taxes/Costs:	433.19
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Minimum Bid at Sale:	\$32,373.26
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Current Appraised Value:	\$188,714.00
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Resale price:	\$92,100.00
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Settlement Costs:

Constable/Publication Fee	\$433.19
District Clerk Fees	<u>\$1,022.00</u>

Total Costs:	<u>\$1,455.19</u>
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Proceeds to be Distributed:	<u>\$90,644.81</u>
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Percentage of Judgment Taxes:	293%
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Distributed to Collin County Tax Assessor on Behalf of:

WISD	\$50,397.23
City	\$29,108.13
County	\$8,211.40
CCCCD	<u>\$2,928.05</u>
Total	<u>\$90,644.81</u>

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TEXAS BOARD OF LEGAL SPECIALIZATION
+ ATTORNEY - MEDIATOR

August 3, 2017

Mr. Kenneth Lynn
3452 Spur 399
McKinney, TX 75069

Re: Offer from Tyrone Luper and Monique Luper to purchase
Lot 5B, S Texas St., Celina, Texas

Dear Mr. Lynn:

Tyrone Luper and Monique Luper have offered to purchase Lot 5B, S Texas St., Celina, Collin County, Texas (BEING LOT 5B, BLOCK B, OF BATEMAN #2, ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS AS RECORDED IN VOL. 1, PAGE 165, OF THE COLLIN COUNTY DEED RECORDS.) for \$2,500.00.

This property was sold at a Sheriff's Sale on April 3, 2012 pursuant to delinquent tax collection suit number 219-02590-2010. There were no bidders and the property was struck off to the College for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$2,500.00. The property was struck off for the assessed value in the Judgment, \$2,500.00. The total Judgment amount at the sale was \$2,816.08.

As the offer is for more than the minimum bid at the Sheriff's Sale, if any taxing jurisdictions agree to accept \$2,500.00 for the property, the property may be sold for that amount. Each jurisdiction must execute the deed. A breakdown of amounts each taxing entity will receive is enclosed. Additionally, the bid is from the adjacent property owner.

If your entity decides to accept this offer, enclosed for execution is a Deed Without Warranty our office prepared for this resale. When the Deed is executed, please return it in the enclosed self-addressed, stamped envelope.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,



Erin Minett

Enclosure

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

**DEED WITHOUT WARRANTY
(TAX FORECLOSED PROPERTY RESALE)**

Date: _____, 2017

Grantor: CELINA INDEPENDENT SCHOOL DISTRICT, COLLIN COUNTY, COLLIN COUNTY COMMUNITY COLLEGE DISTRICT, and CITY OF CELINA

Grantor's Mailing Address (including county):

142 N Ohio St
Celina, TX 75009
Collin County

Grantee: Tyrone Luper and Monique Luper

Grantee's Mailing Address (including county):

404 S Texas St.
Celina, Texas 75009
Collin County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Property described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
2. Visible and apparent easements over or across subject property.
3. Rights of parties in possession.
4. Any and all easements, restrictions, covenants, conditions and reservations of record, if any, applicable to the herein conveyed property or any part hereof.
5. Any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.
6. All oil, gas, and other minerals reserved by prior grantors.

By acceptance of this Deed, Grantee acknowledges and agrees that the Property is being purchased and conveyed "AS IS" with all faults and defects whether patent or latent as of the closing. Grantors, on behalf of themselves and the other taxing entities on whose behalf it holds title to the Property, specifically negates and disclaims any representations, warranties or guaranties of any kind or character, whether express or implied, oral or written, past, present, future or otherwise, of, as to, concerning or with respect to the Property, including without limitation (i) the nature and condition of the Property and the suitability thereof for any and all activities and uses which Grantee may elect to

conduct thereon, (ii) the nature and extent of any right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or any other matter relating in any way to the Property, (iii) the compliance of the Property or its operation with any laws, ordinances or regulations of any government or other authority or body, (iv) the existence of any toxic or hazardous substance or waste in, on, under the surface of or about the Property, (v) geological conditions, including, without limitation, subsidence, subsurface conditions, water table, underground water reservoirs, limitations regarding the withdrawal of water and faulting, (vi) whether or not and to the extent to which the Property or any portion thereof is affected by any stream (surface or underground), body of water, flood prone area, floodplain, floodway or special flood hazard, (vii) drainage, (viii) zoning or land use restrictions rules and regulations to which the Property or any portion thereof may be subject, (ix) the availability of any utilities to the Property or any portion thereof including, without limitation, water, sewage, gas and electric and including the utility availability capacities allocated to the Property by the relevant governmental or regulatory authority, (x) usages of adjoining property, (xi) access to the Property or any portion thereof, (xii) the value, compliance with the plans and specifications, size, location, age, use, design, quality, description, durability, structural integrity, operation, leasing, title to, or physical or financial condition of the Property or any portion thereof, or any income, expenses, charges, liens, encumbrances, rights or claims on or affecting or pertaining to the Property or any part thereof, (xiii) the potential for further development of the Property, or (xiv) the merchantability of the Property or fitness of the Property for any particular purpose (Grantee affirming that Grantee has not relied on Grantors' skill or judgment to select or furnish the Property for any particular purpose, and that Grantor makes no warranty that the Property is fit for any particular purpose).

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors, or assigns forever WITHOUT WARRANTY.

The intent of this Deed Without Warranty is to transfer the property foreclosed on by the Grantor taxing jurisdictions in Cause No. 219-02590-2010 in the 219th Judicial District Court, Collin County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

CELINA INDEPENDENT SCHOOL DISTRICT

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2017, by _____, _____ of the Celina Independent School District as the act and deed of said Celina Independent School District.

Notary Public, State of Texas
Notary's name, (printed):
Notary's commission expires: _____

COLLIN COUNTY, TEXAS

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2017, by _____, _____ of Collin County, Texas as the act and deed of said Collin County, Texas.

Notary Public, State of Texas
Notary's name, (printed):

Notary's commission expires: _____

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2017, by _____,

_____ of the Collin County Community College District as the act and deed of said Collin County Community College District.

Notary Public, State of Texas

Notary's name, (printed):

Notary's commission expires: _____

CITY OF CELINA

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

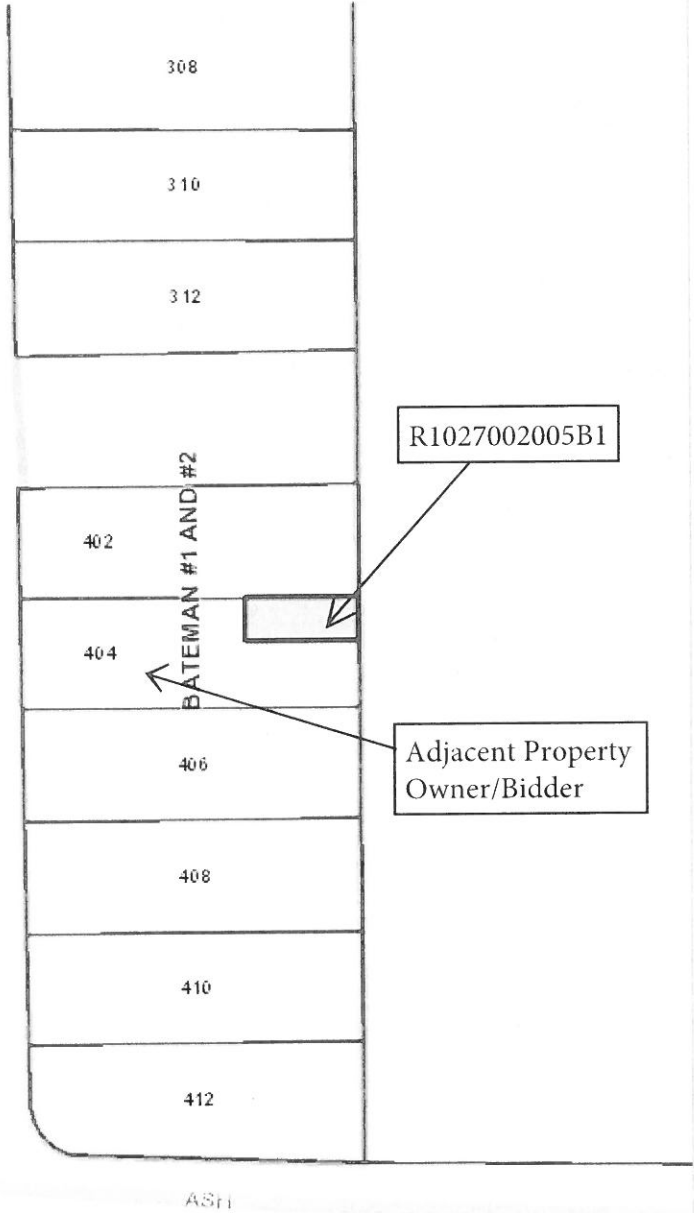
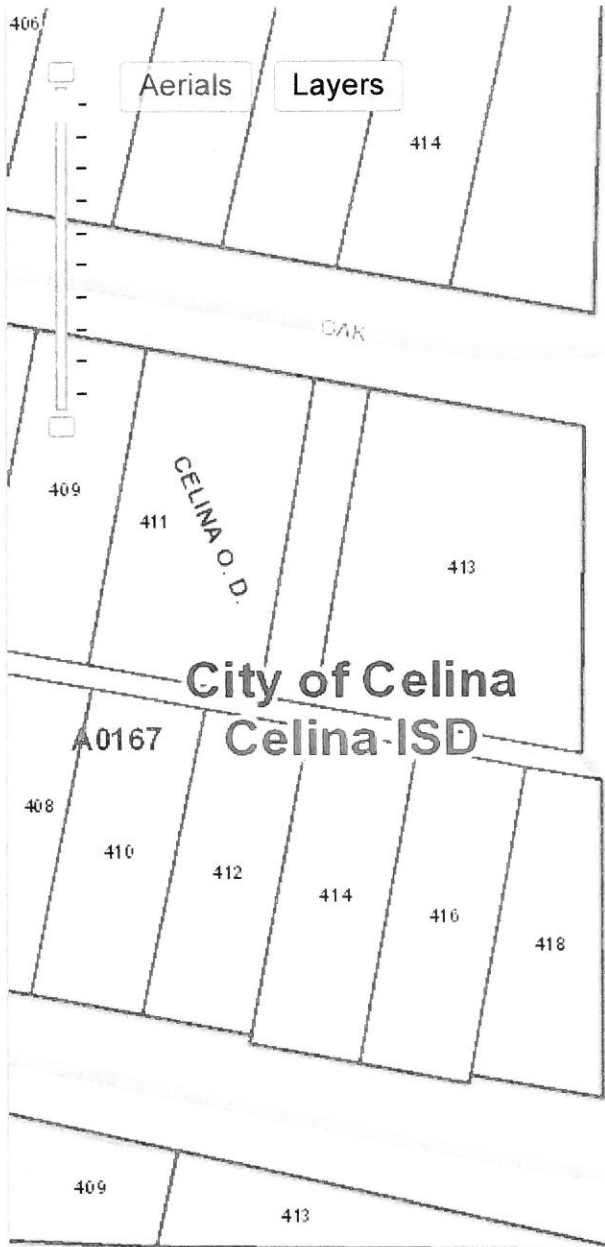
This instrument was acknowledged before me on the _____ day of _____, 2017, by _____ of the City of Celina as the act and deed of said City of Celina.

Notary Public, State of Texas
Notary's name, (printed):

Notary's commission expires: _____

EXHIBIT A

BEING LOT 5B, BLOCK B, OF BATEMAN #2, ADDITION TO THE CITY OF CELINA,
COLLIN COUNTY, TEXAS AS RECORDED IN VOL. 1, PAGE 165, OF THE COLLIN COUNTY
DEED RECORDS.



Distribution of Proceeds

Lot 5B, S Texas St., Celina, Texas
R1027002005B1

Cause no.: 219-02590-2010
Judgment date: November 22, 2011
Sheriff's sale: April 3, 2012

Taxes in Judgment:	CISD	\$441.77
	City	498.95
	County	177.82
	CCCCD	<u>66.14</u>
	Total	<u>\$1,184.68</u>

Other Judgment Amounts:	District Clerk Fees	\$1,631.40
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Minimum Bid at Sale (Market Value in the Judgment):	\$2,500.00
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Current Appraised Value:	\$2,500.00
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Resale price:	\$2,500.00
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Settlement Costs:	
Constable Fee	\$175.00
Publication Fee	525.00
District Clerk Fees	<u>1,631.40</u>
Total Costs:	<u>2,331.40</u>

Proceeds to be Distributed:	<u>\$168.60</u>
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Percentage of Judgment Taxes:	14%
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Distributed to Collin County Tax Assessor on Behalf of:

CISD	\$62.87
City	71.01
County	25.31
CCCCD	<u>9.41</u>
Total	<u>\$168.60</u>

LAW OFFICES
GAY, MCCALL, ISAACKS & ROBERTS, P.C.
A PROFESSIONAL CORPORATION

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♦ BOARD CERTIFIED -- CIVIL TRIAL LAW
TEXAS BOARD OF LEGAL SPECIALIZATION
+ ATTORNEY - MEDIATOR

July 11, 2017

Mr. Kenneth Lynn
3452 Spur 399
McKinney, TX 75069

Re: Offer to purchase Lot 187, CR 894, Princeton, Texas

Dear Mr. Lynn:

Princeton ISD has approved an offer to purchase Offer to purchase Lot 187, CR 894, Princeton, Collin County, Texas for \$7,500.00.

The property's most recent value according to the Appraisal District is \$10,000.00

Pursuant to the Texas Property Tax Code the court costs and costs of sale must be paid first out of the proceeds of a resale. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed.

If all taxing jurisdictions agree to accept \$7,500.00 for the property, the property may be sold for that amount. Each jurisdiction must execute the deed.

If your entity decides to accept this offer, enclosed for execution is a Deed that has been prepared for this resale. When the Deed is executed, please return it to our office so that we may complete the sale.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,



Erin Minett

FINANCIAL IMPACT OF BID ACCEPTANCE

BID FOR: County Road 894
PROP. NO. R078000018701
PROPOSED BID: \$7,500.00
CAUSE NO: 366-02954-2013

TAXES DUE JURISDICTIONS		RATIO
Princeton ISD	\$4,267.34	82.23%
College District	\$243.43	4.69%
Collin County	\$678.94	13.08%
 Total Taxes	 \$5,189.71	 100.00%

Bid Amount:		\$7,500.00
Less:	Health & Safety Liens, post sale	\$0.00
	Publication Fees	(\$320.25)
	Ad Litem Fees	(\$1,500.00)
	Court Costs due District Clerk	(\$694.00)
	Sheriff Levy/Execution	(\$104.38)
	Misc. Fees due PBFCM	\$0.00
	Sheriffs Deed Fee	(\$25.00)

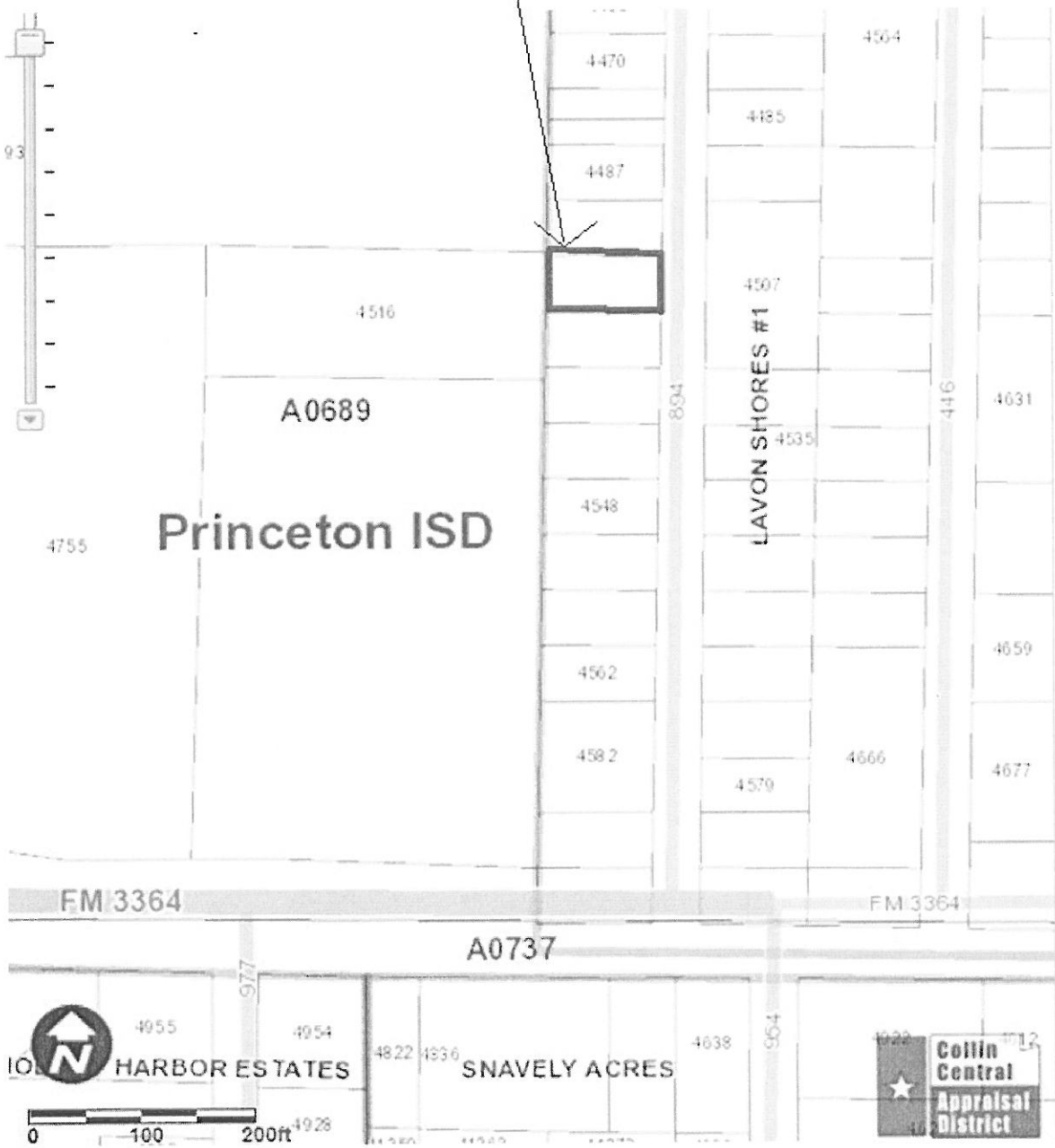
Amount left to apply to taxes \$4,856.37

Princeton ISD	\$3,993.24
College District	\$227.79
Collin County	\$635.33

TAXES EXTINGUISHED BY PRINCETON ISD	(\$274.10)
TAXES EXTINGUISHED BY COLLEGE DISTRICT	(\$15.64)
TAXES EXTINGUISHED BY COLLIN COUNTY	(\$43.61)

Adjudged Value \$10,000
Current Appraised Value \$10,000
Struck off since 4/2015

Lot 187
CR 894



0 100 200ft



RESALE DEED

**NOTICE OF CONFIDENTIALITY RIGHT:
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**

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN § KNOW ALL PERSONS BY THESE PRESENTS

That the PRINCETON INDEPENDENT SCHOOL DISTRICT ("ISD"), acting by and through it President of its Board of Trustees; COLLIN COUNTY ("COUNTY"), acting by and through the County Judge; and COLLIN COUNTY CCD ("COLLEGE") acting by and through its President as authorized by Section 34.05 Texas Property Tax Code, for and in consideration of the sum of Seven Thousand, Five Hundred and No/100 Dollars (\$7,500.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed, do grant and convey right title and interest of PRINCETON INDEPENDENT SCHOOL DISTRICT ("ISD"), and COLLIN COUNTY and COLLIN COUNTY CCD, by virtue of tax foreclosure proceedings, and by virtue of becoming purchasers of the tax title under a constable's sale, as shown by a Constable's Deed, recorded in the Deed Records of Collin County, Texas, and by these presents, do release, quitclaim and surrender, subject to the terms, conditions, provisions and restrictions, herein set forth, unto

**SYEDA SAMIA HAQUE
10413 COLFAX DRIVE
MCKINNEY, TEXAS 75070**

GRANTEE herein, all our right, title and interest, if any, in and to the following described real property situated in Collin County, Texas, to wit:

BEING ALL THAT CERTAIN LOT 187, LAVON SHORES ESTATES #1 ADDITION, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY THAT DEED OF RECORD IN VOLUME 633, PAGE 236, COLLIN COUNTY DEED RECORDS. (Tax Account R078000018701

This Quitclaim is made subject to and GRANTEE acknowledges the right of redemption as provided in Sections 34.05 of the Texas Property Tax Code.

IN ACCEPTING THE QUITCLAIM OF THIS PROPERTY, GRANTEE EXPRESSLY ACCEPTS THE PROPERTY IN "AS IS" CONDITION, WITH ALL ITS FAULTS, IF ANY. GRANTEE RELEASES ANY RIGHTS, AT LAW OR IN EQUITY, GRANTEE MAY HAVE AGAINST THE COUNTY, COLLEGE AND ISD, THEIR OFFICERS, AGENTS, AND EMPLOYEES, IN CONNECTION WITH THIS TRANSACTION. FURTHER, GRANTEE RELEASES THE COUNTY, COLLEGE AND ISD, THEIR OFFICERS, AGENTS, AND EMPLOYEES, FROM ANY AND ALL CLAIMS AND CAUSES OF ACTION IN CONNECTION WITH THE BIDDING, TERMS, CONDITIONS, AND SALE OF THIS PROPERTY OR THE ENVIRONMENTAL CONDITION OF THE PROPERTY. THIS RELEASE ALSO IS BINDING ON GRANTEE'S SUCCESSORS, HEIRS, AND ASSIGNS. GRANTEE HAS HAD AN OPPORTUNITY TO INSPECT THE PROPERTY, AND GRANTEE IS NOT RELYING ON ANY REPRESENTATION OR DISCLOSURES BY THE COUNTY, COLLEGE AND ISD IN CONNECTION WITH THE PURCHASE OF THE PROPERTY. GRANTEE EXPRESSLY ASSUMES RESPONSIBILITY FOR ANY ENVIRONMENTAL PROBLEMS ON OR WITH THE PROPERTY.

TO HAVE AND TO HOLD all of our right, title, and interest in and to the above described property and premises, subject to the aforesaid, unto the said GRANTEE, his/her heirs, successors, and assigns forever, so that the COUNTY and the ISD and our legal representatives, successors and assigns shall not have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

EXECUTED this _____ day of _____, 2017.

By _____
Carol Bodwell, President, Board of Trustees
Princeton Independent School District

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **CAROL BODWELL, PRESIDENT, BOARD OF TRUSTEES, PRINCETON INDEPENDENT SCHOOL DISTRICT**, Texas known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas

EXECUTED this _____ day of _____, 2017.

By _____
County Judge, Collin County

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____,
COUNTY JUDGE, COLLIN COUNTY, Texas known to me to be the persons whose name is subscribed to the
foregoing instrument, and acknowledged to me that he executed the same for the purposes and in the capacity therein
stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

EXECUTED this _____ day of _____, 2017.

By _____
Collin County Community College District

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____,
COLLIN COUNTY COMMUNITY COLLEGE DISTRICT, Texas known to me to be the persons whose name
is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and in
the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas