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+ATTORNEY - MEDIATOR

October 24, 2017

Mr. Kenneth Lynn
3452 Spur 399
McKinney, TX 75069

Re: Offer to purchase Hillside Bay, Lot 39, Wylie, Texas

Dear Mr. Lynn:

Wylie ISD and the City of Wylie have approved an offer to purchase Hillside Bay, Lot 39, Wylie, Collin County, Texas for \$6,500.00.

The property's most recent value according to the Appraisal District is \$20,000.00.

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 \$6,500.00 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 we can complete the sale.

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

Sincerely,



Erin Minett

Distribution of Proceeds

Hillside Bay, Lot 39, Wylie, Texas

R075600003901

Cause no.: 416-03083-2009

Judgment date: March 27, 2012

Sheriff's sale: April 5, 2016

Judgment amounts:	County	\$812.79
	CCCCD	\$298.81
	WISD	<u>\$5,055.53</u>
	Total	\$6,167.13

Court costs: \$786.00

Constable's fees for sale: \$115.86

Publication fees for sheriff's sale, paid by Perdue Brandon \$312.90

Resale price: \$6,500.00

Proceeds to be distributed as follows:

1. Collin County District Clerk	\$786.00	Court costs
2. Constable/Sheriff Fees	\$115.86	Costs of sale
3. Perdue Brandon	\$312.90	Publication fee paid by law firm
4. Collin County Tax Assessor	\$5,285.24	\$4,332.60 for WISD; \$696.56 for County; \$256.08 for CCCCCD
Total	\$6,500.00	

SPECIAL WARRANTY DEED

Date: _____, 2017

Grantor: WYLIE INDEPENDENT SCHOOL DISTRICT, COLLIN COUNTY, and COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

Grantor's Mailing Address (including county):

951 South Ballard Avenue
Wylie, Texas 75098
Collin County

Grantee: Syeda Haque

Grantee's Mailing Address (including county):

10413 Colfax Drive
McKinney, TX 75070
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.

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. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

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

.117 ACRES, LOT 39 OF THE HILLSIDE BAY ESTATES, AN ADDITION IN COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 2099, PAGE 515, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS.