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.

THE STATE OF TEXAS 

\$ TAX RESALE DEED

COUNTY OF HARDEMAN 
\$

KNOW ALL MEN BY THESE PRESENTS that the QUANAH INDEPENDENT SCHOOL DISTRICT, TRUSTEE, for the use and benefit of itself, CITY OF QUANAH and HARDEMAN COUNTY, acting by and through its duly elected officials by resolution duly proposed and adopted in the manner required by law ("GRANTOR") as authorized by Section 34.05, Texas Property Tax Code, for and in consideration of the sum of THREE THOUSAND, NINE HUNDRED AND TWENTY DOLLARS AND 31/100 (\$3,920.31) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid by RAFAEL QUIROGA JIMENEZ, ("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. 11171, styled Quanah Independent School District vs. Marie Wallace, said property being described as:

Tract 1: Lot 10, Block 141, Original Townsite Quanah, Hardeman County, Texas; 305 E. 10<sup>th</sup> St.

Tract 2: Lots 11 & 12, Block 141, Original Townsite Quanah, Hardeman County, Texas: 301 E. 10<sup>th</sup> St.

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 RAFAEL QUIROGA JIMENEZ, his 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.

Pro rata taxes for the current year are assumed by Grantee.

	JANAH INDEPENDENT SCHOOL DISTRICT, ITY OF QUANAH and HARDEMAN COUNTY, day of, 20
ATTEST:	QUANAH INDEPENDENT SCHOOL DISTRICT, TRUSTEE
Secretary, Board of Trustees	By: President Board of Trustees
STATE OF TEXAS § COUNTY OF HARDEMAN §	
This instrument was acknowledged before me on theday of, 2018, by the President of the Board of Trustees for the Quanah Independent School District as the act of the Quanah Independent School District.	
	Notary Public, State of Texas

**GRANTEES' ADDRESS:** 

RAFAEL QUIROGA JIMENEZ P.O. BOX 471 QUANAH, TX 79252