

TAX DEED
(Private Re-Sale)

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COLLIN COUNTY

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THAT WHEREAS, the below described Property was bid off and sold to Melissa ISD, Trustee (as Trustee for Melissa ISD, City of Melissa, Collin County and Collin College, hereinafter the “Grantors”) at public auction held on February 7, 2017 pursuant to a judgment in **Cause No. 429-05024-2014, Melissa ISD vs. McCullough**; and,

WHEREAS THE CITY OF MELISSA (hereinafter “Grantee”) has offered to purchase the Property by private sale; and,

WHEREAS all of the taxing units entitled to receive the proceeds of the sale of the Property under the judgment have consented to the private sale, as required by Section 34.05(i) of the Texas Property Tax Code, to wit: **Melissa ISD Agenda Item No. 15D approved February 10, 2020; City of Melissa Resolution No. 20-09 approved January 28, 2020; Collin County Resolution No. _____ approved _____, 2020; and Collin College Resolution No. _____, approved _____, 2020.**

THEREFORE, the Property is hereby sold and struck off, for the sum of **FIFTY AND NO/100 (\$50.00) DOLLARS**, to the Grantee:

CITY OF MELISSA

NOW, THEREFORE, in consideration of the premises aforesaid, and of the payment of the aforesaid sum, the receipt of which is hereby acknowledged, I, **GEORGE JAMES**, as **PRESIDENT OF THE BOARD OF TRUSTEES**, acting on behalf of **MELISSA ISD, TRUSTEE (acting as Trustee for itself, the City of Melissa, Collin County and Collin College)**, have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey unto the said grantee(s) all of the estate, right, title, and interest to said property being located in Collin County, and described as follows:

PROPERTY DESCRIPTION

Collin CAD No. R1084036008B1 – “MELISSA ORIGINAL DONATION (CML), BLK 36, LOT 8B”, as described by the tax maps of the Collin Central Appraisal District, bid-off to Melissa ISD as trustee for itself, Collin County, City of Melissa and Collin College on February 7, 2017 pursuant to No. 429-05024-2014, Melissa ISD vs. McCullough.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), his heirs and assigns forever, the aforesaid premises or appurtenances, or any part thereof, as fully and absolute as I, **GEORGE JAMES**, as **PRESIDENT** aforesaid, can convey;

SUBJECT HOWEVER to the following covenant(s), condition(s) and restriction(s): (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, and (4) post-judgment year taxes (if any), the payment of which is assumed by Grantee herein.

CONVEYANCE OF THE PROPERTY HEREIN IS MADE "AS IS" and Grantors make no warranty or representation as to the title, condition, suitability for any use, property description, property size or dimension, or location of the property. No survey of the property has been conducted by the taxing units prior to sale: the property descriptions may come from the tax maps of the Collin Central Appraisal Districts rather than from recorded plat maps. It is the responsibility of the Grantee(s) to determine what rights, if any, have been conveyed by the Grantors to the Grantee(s) by this instrument.

This conveyance is also made expressly subject to any existing right of redemption remaining to the former owner(s) of the property under the provisions of law and also subject to any recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale.

IN TESTIMONY WHEREOF, and executed this _____ day of _____, 20_____.

By: _____
**GEORGE JAMES, PRESIDENT
MELISSA ISD BOARD OF TRUSTEES**

**STATE OF TEXAS §
COLLIN COUNTY §**

BEFORE ME the undersigned authority, on this day personally appeared **GEORGE JAMES**, as **PRESIDENT, BOARD OF TRUSTEES**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes, consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20_____.

Notary Public
Commission Expires:

After recording return to:

**City of Melissa
3411 Barker Ave.
Melissa TX 75454**

Exhibit “B” – Approvals

MELISSA IND. SCHOOL DISTRICT

CITY OF MELISSA, TEXAS

By _____
Print Name: _____
Office: _____
Date: _____

By _____
Print Name: _____
Office: _____
Date: _____

COLLIN COUNTY, TEXAS

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT (“COLLIN COLLEGE”)

By _____
Print Name: _____
Office: _____
Date: _____

By _____
Print Name: _____
Office: _____
Date: _____