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A PROFESSIONAL CORPORATION

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

March 13, 2018

Mr. Kenneth Lynn
3452 Spur 399
McKinney, TX 75069

Re: Offer from Syeda Haque to purchase
208 Wright, Farmersville, Texas

Dear Mr. Lynn:

Syeda Haque has offered to purchase 208 Wright, Farmersville, Collin County, Texas (208 Wright Street, W. BLOCK A, LOT 35 & 36 - College Heights Addition to City of Farmersville, Collin County, Texas, According to the plat there of record in Vol 1, Page 123, of the Collin County Deed Records in Collin County, Texas) for \$6,500.00.

This property was sold at a Sheriff's Sale on August 1, 2017 pursuant to delinquent tax collection suit number 401-00960-2015. 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 \$13,128.00. The property was struck off for the minimum amount, \$13,554.00, which includes taxes, penalties and interest, costs of court, and costs of sale.

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. Those costs total \$1,175.65. A breakdown of amounts each taxing entity will receive is attached.

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, attached 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,



Jennifer Williams

Distribution of Proceeds

208 Wright, Farmersville, Texas

R105000103501

Cause no.: 401-00960-2015

Judgment date: September 22, 2015

Sheriff's sale: August 1, 2017

Taxes in Judgment:	FISD	\$10,704.71
	City	0.00
	County	1,724.12
	CCCCD	<u>608.78</u>
	Total	<u>\$13,037.61</u>

Other Judgment Amounts:	District Clerk Fees	\$639.00
	Demolition Lien	0.00

Post Judgment Taxes/Costs: -122.61

Minimum Bid at Sale: \$13,554.00

Current Appraised Value: \$13,128.00

Resale price: \$6,500.00

Settlement Costs:

Constable Fee	182.80
Publication Fee	353.85
District Clerk Fees	639.00

Total Costs: 1,175.65

Proceeds to be Distributed: \$5,324.35

Percentage of Judgment Taxes: 41%

Distributed to Collin County Tax Assessor on Behalf of:

FISD	\$4,371.63
City	0.00
County	704.10
CCCCD	<u>248.62</u>

Total \$5,324.35

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: _____, 2018

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

Grantor's Mailing Address (including county):

501A Hwy 78N.
Farmersville, Texas 75442
Collin County

Grantee: Syeda Haque

Grantee's Mailing Address (including county):

10413 Colfax Drive
McKinney, Texas 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.
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 and sell to Grantee the property struck off to Grantors as trustees on behalf of all taxing jurisdictions in Cause No. 401-00960-2015 in the 401st Judicial District Court, Collin County, Texas, and no more.

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

FARMERSVILLE INDEPENDENT SCHOOL DISTRICT

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2018, by _____, _____ of the Farmersville Independent School District as the act and deed of said Farmersville 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 _____, 2018, 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 _____, 2018, by _____,

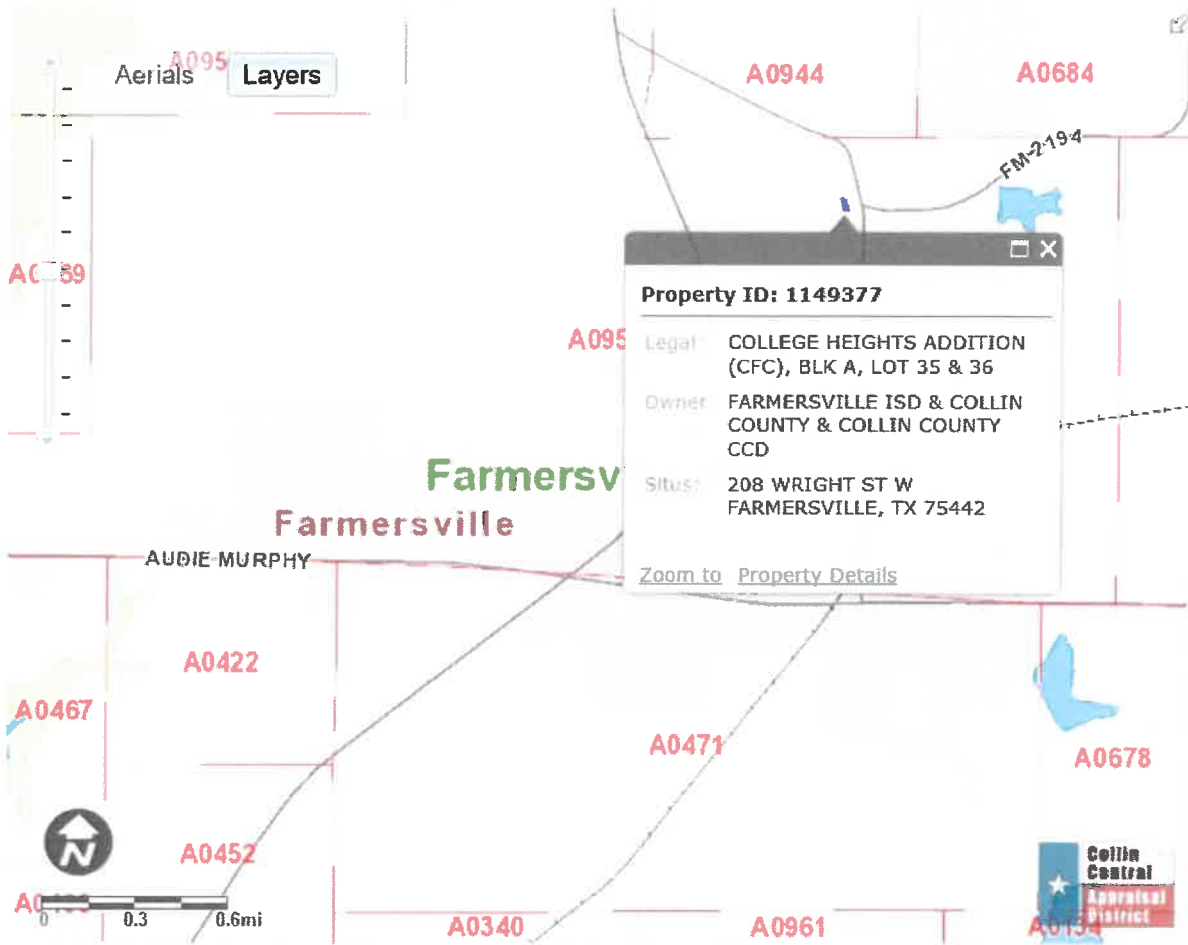
_____ of the Collin County Community College District as the act and deed of said Collin County Community College District.

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

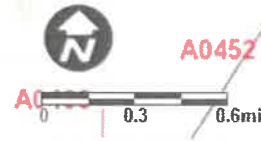
Notary's commission expires: _____

EXHIBIT A

208 Wright Street, W. BLOCK A, LOT 35 & 36 - College Heights Addition to City of Farmersville, Collin County, Texas, According to the plat there of record in Vol 1, Page 123, of the Collin County Deed Records in Collin County, Texas



Aerials **A095** Layers



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

March 20, 2018

Mr. Kenneth Lynn
3452 Spur 399
McKinney, TX 75069

Re: Offer from Brittany Fast to purchase
601 Anthony, McKinney, Texas

Dear Mr. Lynn:

Brittany Fast has offered to purchase 601 Anthony, McKinney, Collin County, Texas (Situated in the City of McKinney, Collin County, Texas, and BEING a part of Block G of Short's Addition to the City of McKinney, and part of a lot described in the Warranty Deed, recorded in Volume 562, page 454 of the CCLR.) for \$6,500.00.

This property was sold at a Sheriff's Sale on April 1, 1997 pursuant to delinquent tax collection suit number 199-171-96. 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 \$12,000.00. The property was struck off for the total judgment amount, \$1,355.98, which includes taxes, penalties and interest, costs of court, and costs of sale.

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. Those costs total \$827.74. A breakdown of amounts each taxing entity will receive is attached.

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, attached for execution is a Deed Without Warranty our office prepared for this resale. When the Deed is executed, please return it to our office so that we may complete the transaction.

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

Sincerely,



Jennifer Williams

Distribution of Proceeds

601 Anthony, McKinney, Texas

R094100G001B1

Cause no.: 199-171-96

Judgment date: July 11, 1996

Sheriff's sale: April 1, 1997

Taxes in Judgment:	MISD	\$508.42
	City	105.57
	County	169.79
	CCCCD	<u>64.20</u>
	Total	<u>\$847.98</u>

Other Judgment Amounts:	District Clerk Fees	\$508.00
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Post Judgment Taxes/Costs:	921.02
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Minimum Bid at Sale:	\$2,277.00
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Current Appraised Value:	\$12,000.00
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Resale price:	\$6,500.00
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Settlement Costs:

Constable Fee	117.00
Publication Fee	202.74
District Clerk Fees	508.00
Maintenance Fee	0.00
Demolition Lien	0.00
Lien Release Fee	<u>0.00</u>

Total Costs:	<u>827.74</u>
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Proceeds to be Distributed:	<u>\$5,672.26</u>
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Percentage of Judgment Taxes:	669%
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Distributed to Collin County Tax Assessor on Behalf of:

MISD	\$3,400.90
City	706.18
County	1,135.74
CCCCD	<u>429.44</u>
Total	<u>\$5,672.26</u>

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DEED WITHOUT WARRANTY
(TAX FORECLOSED PROPERTY RESALE)

Date: _____, 2018

Grantor: COLLIN COUNTY and COLLIN COUNTY COMMUNITY COLLEGE DISTRICT, for themselves and on behalf of McKINNEY INDEPENDENT SCHOOL DISTRICT and CITY OF McKINNEY

Grantor's Mailing Address (including county):

P.O. Box 517
McKinney, Texas 75070
Collin County

Grantee: Brittany Fast

Grantee's Mailing Address (including county):

540 Lakewood Drive
Fairview, Texas 75069
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. 199-171-96 in the 199th Judicial District Court, Collin County, Texas, and no more.

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

COLLIN COUNTY, TEXAS, for itself and on behalf of McKINNEY INDEPENDENT SCHOOL DISTRICT and CITY OF McKINNEY

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2018, 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, for itself and on behalf of McKINNEY INDEPENDENT SCHOOL DISTRICT and CITY OF McKINNEY

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2018, 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

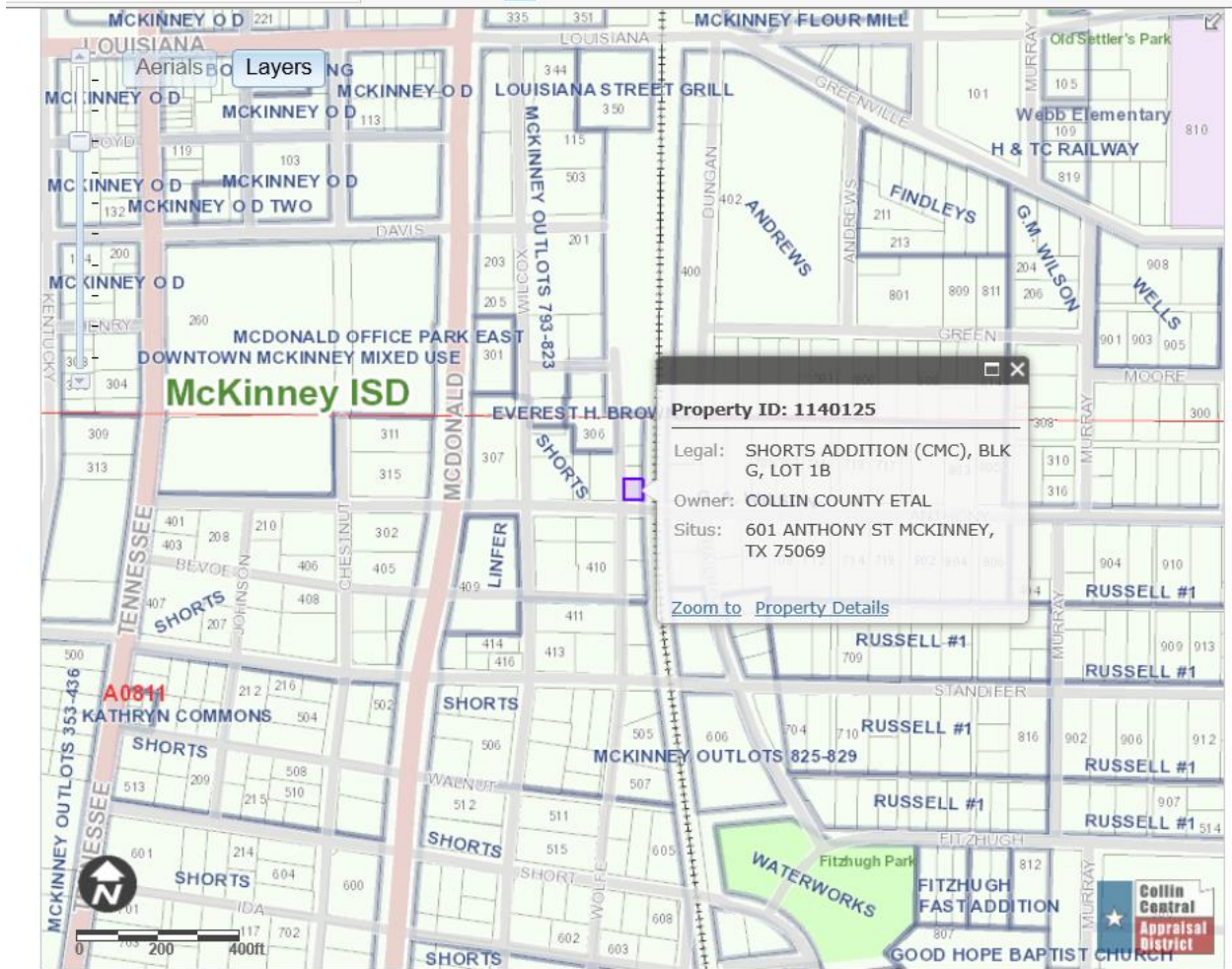
Notary's name, (printed):

Notary's commission expires: _____

EXHIBIT A

Situated in the City of McKinney, Collin County, Texas, and BEING a part of Block G of Short's Addition to the City of McKinney, and part of a lot described in the Warranty Deed, recorded in Volume 562, page 454 of the CCLR.

R094100G001B1



LAW OFFICES
GAY, MCCALL, ISAACKS & ROBERTS, P.C.

A PROFESSIONAL CORPORATION

JOHN E. GAY
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♦ BOARD CERTIFIED -- CIVIL TRIAL LAW
TEXAS BOARD OF LEGAL SPECIALIZATION
+ATTORNEY - MEDIATOR

February 20, 2018

Mr. Kenneth Lynn
3452 Spur 399
McKinney, TX 75069

Re: Offer from Syeda Haque to purchase
Lot 1B, Rockwall St., McKinney, Texas

Dear Mr. Lynn:

Syeda Haque has offered to purchase Lot 1B, Rockwall St., McKinney, Collin County, Texas (BEING PART OF LOT 1B, BLOCK 1 OF FITZHUGH ADDITION, AS DESCRIBED BY METES AND BOUNDS IN THE WARRANTY DEED RECORDED IN VOLUME 1626, PAGE 305 OF THE COLLIN COUNTY LAND RECORDS.) for \$6,500.00.

This property was sold at a Sheriff's Sale on March 3, 1998 pursuant to delinquent tax collection suit number 219-01210-95. 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 \$16,200.00. The property was struck off for the total judgment amount, \$1,729.05, 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 attached.

If any 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, attached 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

Distribution of Proceeds

Lot 1B, Rockwall St., McKinney, Texas
R0883000001B1

Cause no.: 219-01210-95
Judgment date: March 7, 1996
Sheriff's sale: March 3, 1998

Taxes in Judgment:	MISD	\$654.91
	City	494.67
	County	138.23
	CCCCD	<u>53.34</u>
	Total	<u>\$1,341.15</u>

Other Judgment Amounts:	District Clerk Fees	\$96.00
	Demolition Lien	0.00

Post Judgment Taxes/Costs:	291.90
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Minimum Bid at Sale:	\$1,729.05
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Current Appraised Value:	\$16,200.00
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Resale price:	\$6,500.00
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Settlement Costs:	
Constable Fee	117.00
Publication Fee	174.90
District Clerk Fees	96.00
Maintenance Fee	0.00
Demolition Lien	0.00
Lien Release Fee	<u>0.00</u>
Total Costs:	<u>387.90</u>

Proceeds to be Distributed:	<u>\$6,112.10</u>
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Percentage of Judgment Taxes:	456%
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Distributed to Collin County Tax Assessor on Behalf of:

MISD	\$2,984.66
City	2,254.39
County	629.96
CCCCD	<u>243.09</u>
Total	<u>\$6,112.10</u>

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: _____, 2018

Grantor: COLLIN COUNTY and COLLIN COUNTY COMMUNITY COLLEGE DISTRICT, for itself and on behalf of the CITY OF MCKINNEY and MCKINNEY INDEPENDENT SCHOOL DISTRICT

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

Grantee: Syeda Haque

Grantee's Mailing Address (including county):
10413 Colfax Drive
McKinney, Texas 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.
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. 219-01210-95 in the 219th 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 _____, 2018, 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 _____, 2018, by _____,

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

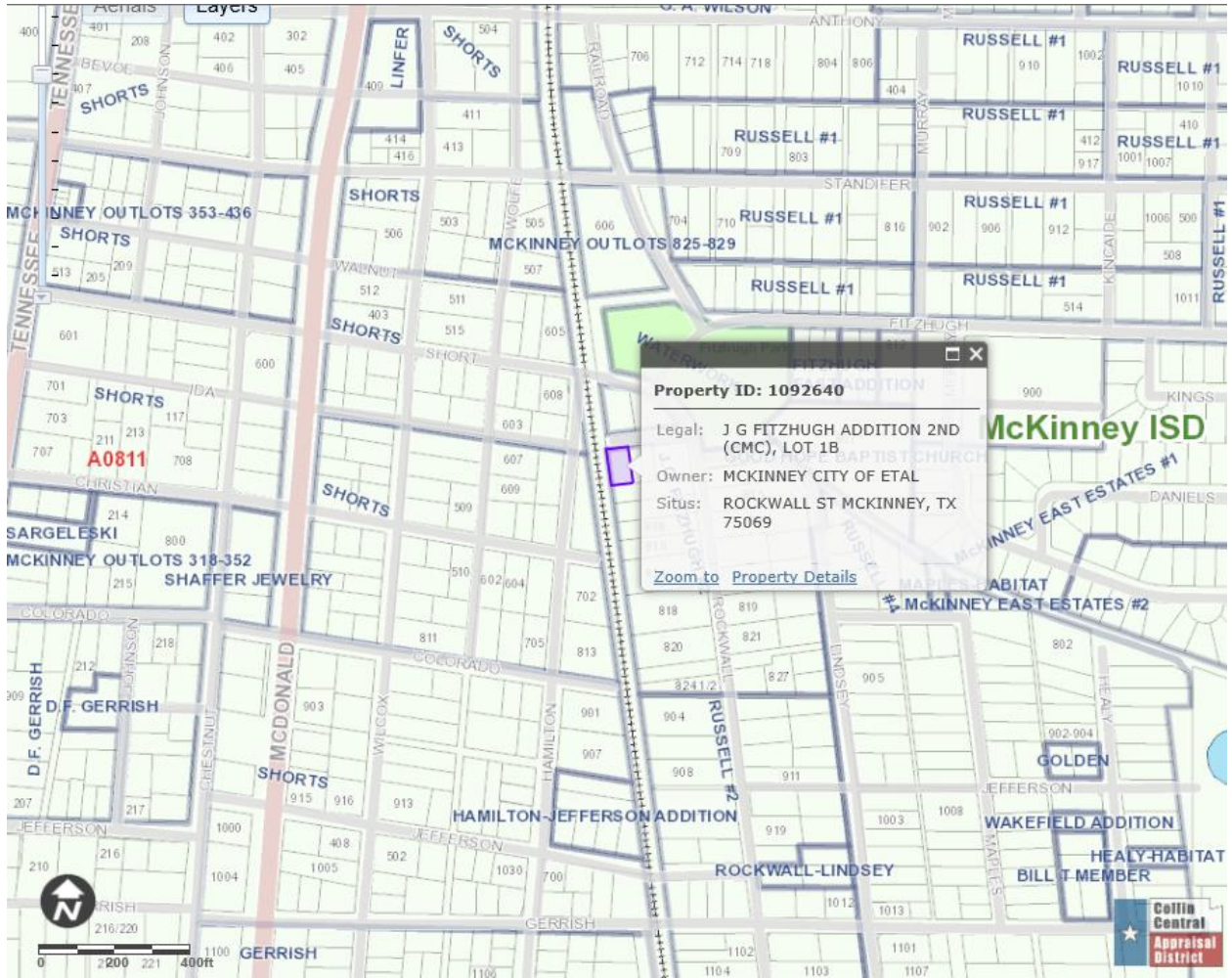
Notary Public, State of Texas
Notary's name, (printed):

Notary's commission expires: _____

EXHIBIT A

BEING PART OF LOT 1B, BLOCK 1 OF FITZHUGH ADDITION, AS DESCRIBED BY METES AND BOUNDS IN THE WARRANTY DEED RECORDED IN VOLUME 1626, PAGE 305 OF THE COLLIN COUNTY LAND RECORDS.

R088300001B1



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

JOHN E. GAY
DAVID MCCALL +
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♦ BOARD CERTIFIED -- CIVIL TRIAL LAW
TEXAS BOARD OF LEGAL SPECIALIZATION
+ATTORNEY - MEDIATOR

March 16, 2018

Mr. Kenneth Lynn
3452 Spur 399
McKinney, TX 75069

Re: Offer from Brittany Fast to purchase
601 Standifer, McKinney, Texas

Dear Mr. Lynn:

Brittany Fast has offered to purchase Shorts Addition, Lot 2 Block 2, McKinney, Collin County, Texas (BEING LOT 2, BLOCK E, SHORTS ADDITION, aka 601 STANDIFER, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 1497, PAGE 920 OF THE COLLIN COUNTY DEED RECORDS.) for \$11,000.00.

This property was sold at a Sheriff's Sale on July 7, 2009 pursuant to delinquent tax collection suit number 416-01607-2008. 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 \$15,000.00. The property was struck off for the minimum amount, \$8,347.32, which includes taxes, penalties and interest, costs of court, and costs of sale.

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. Those costs total \$2,174.65. A breakdown of amounts each taxing entity will receive is attached.

If all taxing jurisdictions agree to accept \$11,000.00 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, attached 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,



Jennifer Williams

Distribution of Proceeds

601 Standifer, McKinney, Texas

R094100E00201

Cause no.: 416-01607-2008

Judgment date: February 24, 2009

Sheriff's sale: July 7, 2009

Taxes in Judgment:	MISD	\$2,976.78
	City	2,097.75
	County	795.08
	CCCCD	<u>303.06</u>
	Total	<u>\$6,172.67</u>

Other Judgment Amounts:	District Clerk Fees	\$1,656.40
	Demolition Lien	0.00

Post Judgment Taxes/Costs: 518.25

Minimum Bid at Sale: \$8,347.32

Current Appraised Value: \$15,000.00

Resale price: \$11,000.00

Settlement Costs:

Constable Fee	243.00
Publication Fee	275.25
District Clerk Fees	1,656.40
Maintenance Fee	0.00
Demolition Lien	0.00
Lien Release Fee	<u>0.00</u>

Total Costs: 2,174.65

Proceeds to be Distributed: \$8,825.35

Distributed to Collin County Tax Assessor on Behalf of:

MISD	\$4,256.04
City	2,999.25
County	1,136.76
CCCCD	<u>433.30</u>

Total \$8,825.35

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: _____, 2018

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

Grantor's Mailing Address (including county):

P.O. Box 517
McKinney, Texas 75070
Collin County

Grantee: Brittany Fast

Grantee's Mailing Address (including county):

540 Lakewood Drive
Fairview, Texas 75069
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. 416-01607-2008 in the 416th Judicial District Court, Collin County, Texas, and no more.

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

McKINNEY INDEPENDENT SCHOOL DISTRICT

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2018, by _____, _____ of the McKinney Independent School District as the act and deed of said McKinney 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 _____, 2018, 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 _____, 2018, 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 MCKINNEY

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2018, by _____, _____ of the City of McKinney as the act and deed of said City of McKinney.

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

Notary's commission expires: _____

EXHIBIT A

BEING LOT 2, BLOCK E, SHORTS ADDITION, aka 601 STANDIFER, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 1497, PAGE 920 OF THE COLLIN COUNTY DEED RECORDS.

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