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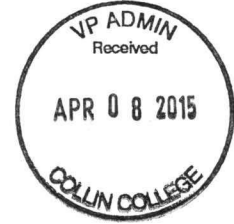
A PROFESSIONAL CORPORATION

JOHN E. GAY  
DAVID MCCALL +  
LEWIS L. ISAACKS ♦+  
SYDNA H. GORDON  
WILLIAM J. ROBERTS +  
JENNIFER T. PETTIT  
J. DOUGLAS BURNSIDE  
JENNIFER EDMONDSON  
ERIN MINETT  
DUSTIN L. BANKS  
M. SHANNON KACKLEY

777 E. 15<sup>TH</sup> STREET  
PLANO, TEXAS 75074  
(972) 424-8501 • Fax (972) 422-9322

♦ BOARD CERTIFIED -- CIVIL TRIAL LAW  
TEXAS BOARD OF LEGAL SPECIALIZATION

+ATTORNEY - MEDIATOR



April 7, 2015

Mr. Ralph Hall  
4800 Preston Park Blvd.  
Courtyard Center, Room A400  
Plano, Texas 75093

Re: Offer from Gene Grimes to purchase  
1002 Healy Ave., McKinney, Texas

Dear Mr. Hall:

Gene Grimes has offered to purchase 1002 Healy Ave., McKinney, Collin County, Texas (BEING .115 ACRES OF LAND IN ABSTRACT 811 IN THE MARY STANDIFER SURVEY, AS DESCRIBED IN A WARRANTY DEED IN VOLUME 324, PAGE 216, FILED IN COLLIN COUNTY, TEXAS) for \$10,000.00.

This property was sold at a Sheriff's Sale on September 1, 2009 pursuant to delinquent tax collection suit number 416-00674-08. There were no bidders and the property was struck off to the Collin County Community College District for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$14,400.00. The property was struck off for the assessed value in the Judgment, \$4,600.00. The total Judgment amount at the sale was \$15,783.78.

As the offer is for more than the minimum bid at the Sheriff's Sale, if any taxing jurisdictions agree to accept \$10,000.00 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.

If your entity decides to accept this offer, enclosed for execution is a Special Warranty Deed 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,

A handwritten signature in black ink, appearing to read "David McCall". The signature is fluid and cursive, with the first name "David" being more prominent than the last name "McCall".

David McCall

Enclosure

Distribution of Proceeds

1002 Healy Ave., McKinney, Texas

R681100003301

Cause no.: 416-00674-08

Judgment date: October 28, 2008

Sheriff's sale: September 1, 2009

Judgment amounts:	City	\$2,708.90
	County	\$1,174.84
	CCCCD	\$431.17
	MISD	<u>\$8,888.86</u>
	Total	\$13,203.77

Court costs: \$571.00

Constable's fees for sale: \$1,103.91

Publication fees for sheriff's sale, paid by Gay & McCall \$247.50

Resale price: \$10,000.00

Proceeds to be distributed as follows:

1. Collin County District Clerk	\$571.00	Court costs
2. Constable Shane Williams	\$1,103.91	Costs of sale
3. Gay, McCall, Isaacks, Gordon & Roberts	\$247.50	Publication fee paid by law firm
4. Collin County Tax Assessor	<u>\$8,077.59</u>	\$5,437.88 for MISD; \$1,657.21 for City; \$718.73 for County.; \$263.77 for CCCCCD
Total	\$10,000.00	

SPECIAL WARRANTY DEED

Date: \_\_\_\_\_, 2015

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: Gene Grimes

Grantee's Mailing Address (including county):

911 Lindsey St.  
McKinney, TX 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.

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.

The intent of this Special Warranty Deed is to transfer the property foreclosed on by the Grantor taxing jurisdictions in Cause No. 416-00674-08 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 \_\_\_\_\_, 2015, 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 \_\_\_\_\_, 2015, 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  
\_\_\_\_\_, 2015, 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 \_\_\_\_\_, 2015, 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 .115 ACRES OF LAND IN ABSTRACT 811 IN THE MARY STANDIFER SURVEY,  
AS DESCRIBED IN A WARRANTY DEED IN VOLUME 324, PAGE 216, FILED IN  
COLLIN COUNTY, TEXAS