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+ ATTORNEY - MEDIATOR

March 11, 2016

Mr. Kenneth Lynn
3452 Spur 399
McKinney, TX 75069

Re: Offer from Thomas Yi to purchase
Oak St. E., Celina, Texas

Dear Mr. Lynn:

Thomas Yi has offered to purchase Oak St. E., Celina, Collin County, Texas (BEING LOT 12, BLOCK 70, OF THE CELINA ORIGINAL DONATION, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 1, PAGE 114, OF THE COLLIN COUNTY DEED RECORDS.) for \$2,500.00.

This property was sold at a Sheriff's Sale on May 1, 2007 pursuant to delinquent tax collection suit number 416-2193-06. 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 \$10,000.00. The property was struck off for the assessed value in the Judgment, \$1,000.00. The total Judgment amount at the sale was \$2,042.32.

As the offer is for more than the minimum bid at the Sheriff's Sale, if any taxing jurisdictions agree to accept \$2,500.00 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,



Erin Minett

Enclosure

SPECIAL WARRANTY DEED

Date: _____, 2016

Grantor: COLLIN COUNTY, COLLIN COUNTY COMMUNITY COLLEGE DISTRICT, and
CITY OF CELINA

Grantor's Mailing Address (including county):

142 N Ohio St
Celina, TX 75009
Collin County

Grantee: Thomas Yi

Grantee's Mailing Address (including county):

3612 Parker Rd.
Wylie, TX 75098
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. 416-2193-06 in the 416th 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
_____, 2016, 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
_____, 2016, 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 CELINA

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

 This instrument was acknowledged before me on the _____ day of
_____, 2016, by _____,
_____ of the City of Celina as the act and deed of
said City of Celina.

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

Notary's commission expires: _____

EXHIBIT A

BEING LOT 12, BLOCK 70, OF THE CELINA ORIGINAL DONATION, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, AS RECORDED IN VOL. 1, PAGE 114, OF THE COLLIN COUNTY DEED RECORDS.

Distribution of Proceeds

Oak St. E., Celina, Texas

R102307001201

Cause no.: 416-2193-06

Judgment date: January 30, 2007

Sheriff's sale: May 1, 2007

Taxes in Judgment:	CISD	\$290.90
	City	222.18
	County	75.06
	CCCCD	<u>27.58</u>
	Total	<u>\$615.72</u>

Other Judgment Amounts:

District Clerk Fees	\$1,426.60
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Resale price:	\$2,500.00
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Settlement Costs:	
District Clerk Fees	1,426.60

Total Costs:	<u>1,426.60</u>
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Proceeds to be Distributed:	<u>\$1,073.40</u>
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Percentage of Judgment Taxes: 174%

Distributed to Collin County Tax Assessor on Behalf of:

CISD	\$507.13
City	387.34
County	130.85
CCCCD	<u>48.08</u>
Total	<u>\$1,073.40</u>