

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

JOHN E. GAY
DAVID MCCALL +
LEWIS L. ISAACKS ♦ +
WILLIAM J. ROBERTS +
JENNIFER T. PETTIT
ERIN MINETT
JOHN RAPIER
JAMES W. WILSON

777 E. 15TH STREET
PLANO, TEXAS 75074
(972) 424-8501 · Fax (972) 422-9322

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

March 11, 2016

Mr. Kenneth Lynn
3452 Spur 399
Farmersville, TX 75069

Re: Offer from Durrie L. Caldwell to purchase
1900 E. Audie Murphy Pkwy., Farmersville, Texas

Dear Mr. Lynn:

Durrie L. Caldwell has offered to purchase 1900 E. Audie Murphy Pkwy., Farmersville, Collin County, Texas (Being a 10.1100 acre tract of land out of an 81.06 acre tract of land in the Smallwood Owens Survey, Abs. 678, Block 2, Tract 21, Collin County, Texas, as recorded in Vol. 789, Page 64, of the Collin County Deed Records.) for \$160,000.00.

This property was sold at a Sheriff's Sale on March 2, 2004 pursuant to delinquent tax collection suit number 401-1377-03. 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 \$326,423.00. The property was struck off for the minimum bid amount of, \$141,145.98, 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 enclosed.

If any taxing jurisdictions agree to accept \$160,000.00 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, enclosed for execution is a Special Warranty Deed 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

Enclosure

SPECIAL WARRANTY DEED

Date: _____, 2016

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: Durrie L. Caldwell

Grantee's Mailing Address (including county):

P.O. Box 812
Princeton, TX 75407
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. 401-1377-03 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 _____, 2016, 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 _____, 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: _____

EXHIBIT A

Being a 10.1100 acre tract of land out of an 81.06 acre tract of land in the Smallwood Owens Survey, Abs. 678, Block 2, Tract 21, Collin County, Texas, as recorded in Vol. 789, Page 64, of the Collin County Deed Records.

Distribution of Proceeds

1900 E. Audie Murphy Pkwy., Farmersville, Texas

R667800202101

Cause no.: 401-1377-03

Judgment date: December 15, 2003

Sheriff's sale: March 2, 2004

Taxes in Judgment:	FISD	\$104,684.49
	County	25,559.24
	CCCCD	<u>10,460.25</u>
	Total	<u>\$140,703.98</u>

Other Judgment Amounts:	District Clerk Fees	\$442.00
-------------------------	---------------------	----------

Resale price:	\$160,000.00
---------------	--------------

Settlement Costs:

Constable Fee	3,517.60
Publication Fee	310.80
District Clerk Fees	442.00

Total Costs:	<u>4,270.40</u>
--------------	-----------------

Proceeds to be Distributed:	<u>\$155,729.60</u>
-----------------------------	---------------------

Percentage of Judgment Taxes:	111%
-------------------------------	------

Distributed to Collin County Tax Assessor on Behalf of:

FISD	\$115,863.63
County	28,288.68
CCCCD	<u>11,577.29</u>
Total	<u>\$155,729.60</u>