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+ ATTORNEY - MEDIATOR

March 17, 2016

Mr. Kenneth Lynn
3452 Spur 399
McKinney, TX 75069

Re: Offer from Gene Grimes to purchase
181 Cherokee, McKinney, Texas

Dear Mr. Lynn:

Gene Grimes has offered to purchase 181 Cherokee, McKinney, Collin County, Texas (BEING LOT 5, BLOCK 5 OF THE SMITH & MULLINS COUNTRY ESTATES #2, AN ADDITION TO THE TOWN OF NEW HOPE, AS THE SAME APPEARS ON THE PLAT OF SAID ADDITION, WHICH PLAT IS RECORDED IN VOL. 5, PAGE 27, OF THE MAP AND PLAT RECORDS OF COLLIN COUNTY, TEXAS, a/k/a 181 CHEROKEE DRIVE.) for \$13,525.37.

This property was sold at a Sheriff's Sale on January 6, 2015 pursuant to delinquent tax collection suit number 417-00184-2013. 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 \$22,500.00. The property was struck off for the total judgment amount, \$13,525.37, which includes taxes, penalties and interest, costs of court, and costs of sale.

As the offer is equal to 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 \$13,525.37 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 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: MCKINNEY INDEPENDENT SCHOOL DISTRICT, COLLIN COUNTY, COLLIN COUNTY COMMUNITY COLLEGE DISTRICT, and TOWN OF NEW HOPE

Grantor's Mailing Address (including county):

#1 Duvall Street
McKinney, Texas 75069
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. 417-00184-2013 in the 417th 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 _____, 2016, 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 _____, 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: _____

TOWN OF NEW HOPE

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 Town of New Hope as the act and deed of said Town of New Hope.

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

Notary's commission expires: _____

EXHIBIT A

BEING LOT 5, BLOCK 5 OF THE SMITH & MULLINS COUNTRY ESTATES #2, AN ADDITION TO THE TOWN OF NEW HOPE, AS THE SAME APPEARS ON THE PLAT OF SAID ADDITION, WHICH PLAT IS RECORDED IN VOL. 5, PAGE 27, OF THE MAP AND PLAT RECORDS OF COLLIN COUNTY, TEXAS, a/k/a 181 CHEROKEE DRIVE.

Distribution of Proceeds

181 Cherokee, McKinney, Texas

R082300500501

Cause no.: 417-00184-2013

Judgment date: September 18, 2014

Sheriff's sale: January 6, 2015

Taxes in Judgment:	MISD	\$7,663.10
	Town	896.75
	County	1,090.39
	CCCCD	<u>389.49</u>
	Total	<u>\$10,039.73</u>

Other Judgment Amounts:

District Clerk Fees	\$1,619.00
Demolition Lien	0.00

Resale price: \$13,525.37

Settlement Costs:

Constable Fee	504.85
District Clerk Fees	<u>1,619.00</u>

Total Costs: 2,123.85

Proceeds to be Distributed: \$11,401.52

Percentage of Judgment Taxes: 114%

Distributed to Collin County Tax Assessor on Behalf of:

MISD	\$8,702.52
Town	1,018.39
County	1,238.29
CCCCD	<u>442.32</u>
Total	<u>\$11,401.52</u>