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February 23, 2017

Mr. Russell Griffin  
Tax Collector  
Quanah Independent School District  
P O Box 388  
Quanah, TX 79252

Re: Cause #11288; Quanah Independent School District vs. John Mitchell & Ida Mae Mitchell  
Parcel #R0005678 Bid Amount \$ 450.00

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Enclosed, please find the Tax Resale Deed regarding the above referenced property. This property is held in trust by taxing entities and a resale bid has been received. The resale bid needs to be added to the school board's agenda to see if the board will accept the bid and if the bid is accepted by the board, the president and secretary need to sign the Tax Resale Deed and then it will need to be notarized. Once the deed has been signed it will need to be recorded with the Hardeman County Clerk.

If you have any questions, please call.

Cordially,

Perdue, Brandon, Fielder, Collins & Mott LLP

  
Darla Allen  
Legal Assistant

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF TEXAS  
COUNTY OF HARDEMAN

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TAX RESALE DEED

KNOW ALL MEN BY THESE PRESENTS that the QUANAH INDEPENDENT SCHOOL DISTRICT, TRUSTEE, for the use and benefit of itself, and CITY OF QUANAH AND HARDEMAN COUNTY, acting by and through its duly elected officials by resolution duly proposed and adopted in the manner required by law ("GRANTOR") as authorized by Section 34.05, Texas Property Tax Code, for and in consideration of the sum of FOUR HUNDRED AND FIFTY DOLLARS AND NO/100 (\$450.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid by JOHN ANTHONY GONZALES, ("GRANTEE") the receipt of which is hereby acknowledged and confessed, has conveyed and quitclaimed and by these presents do convey and quitclaim unto said grantee all right, title and interest of the CITY OF QUANAH, QUANAH INDEPENDENT SCHOOL DISTRICT, AND HARDEMAN COUNTY, in the property herein conveyed, acquired by tax foreclosure sale heretofore held, in Cause No. 11288, styled Quanah Independent School District vs. John Mitchell & Ida Mae Mitchell, said property being described as:

**Lots 6, 7, 8, and 9, Block 200, Original Townsite Quanah, Hardeman County, Texas;**

This conveyance is made and accepted subject to the following matters to the extent that the same are in effect at this time: any and all rights of redemption, restrictions, covenants, conditions, easements, encumbrances and outstanding mineral interests, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD said premises, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said JOHN ANTHONY GONZALES, his heirs and assigns forever, so that neither the CITY OF QUANAH, QUANAH INDEPENDENT SCHOOL DISTRICT, AND HARDEMAN COUNTY, nor any person claiming under it or them shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Grantee accepts the property without warranty and in "AS IS, WHERE IS" condition and subject to any environmental conditions that might have or still exist on said property, and subject to any title defects and deficiencies, and subject to the right of redemption, if any, provided under the Texas Property Tax Code.

Pro rata taxes for the current year are assumed by Grantee.

IN TESTIMONY WHEREOF, THE QUANAH INDEPENDENT SCHOOL DISTRICT, TRUSTEE, for the use and benefit of itself and the CITY OF QUANAH AND HARDEMAN COUNTY, has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

QUANAH INDEPENDENT SCHOOL  
DISTRICT, TRUSTEE

ATTEST:

\_\_\_\_\_  
Secretary, Board of Trustees

By: \_\_\_\_\_  
Pam Bursey, President Board of  
Trustees

STATE OF TEXAS           §  
COUNTY OF HARDEMAN   §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Pam Bursey, in her capacity as President of the Board of Trustees for the Quanah Independent School District as the act of the Quanah Independent School District.

\_\_\_\_\_  
Notary Public, State of Texas

**GRANTEES' ADDRESS:**

**JOHN ANTHONY GONZALES**  
**808 W. 3<sup>RD</sup>**  
**QUANAH, TX 79252**