

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.

STATE OF TEXAS §  
COUNTY OF HARDEMAN § TAX RESALE DEED §

KNOW ALL MEN BY THESE PRESENTS that the QUANAH INDEPENDENT SCHOOL DISTRICT, TRUSTEE, and the CITY OF QUANAH and HARDEMAN COUNTY, acting by and through its duly elected officials in the manner required by law ("GRANTORS") as authorized by Section 34.05, Texas Property Tax Code, for and in consideration of the sum of ONE THOUSAND, EIGHT HUNDRED AND SIX DOLLARS AND SIXTY-TWO CENTS (\$1,806.62), in hand paid by HILDA M. CARBONELL RAMIREZ, ("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 QUANAH INDEPENDENT SCHOOL DISTRICT, CITY OF QUANAH and HARDEMAN COUNTY in the property herein conveyed, acquired by tax foreclosure sale heretofore held in Cause No.11274, styled Quana Independent School District vs. Reana Luman, said property being described as:

**Tract 1: South 63 feet of Lot 6 and Lot 7, Block 137, Original Townsite to the City of Quanah, Hardeman County, Texas as more particularly described in a deed recorded in Volume 390 at Page 779 of the Official Public Records of 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 HILDA M. CARBONELL RAMIREZ, her heirs and assigns forever, so that neither the QUANAH INDEPENDENT SCHOOL DISTRICT, CITY OF QUANAH 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.

Taxes for the current year are assumed by Grantee.

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.

IN TESTIMONY WHEREOF, THE QUANAH INDEPENDENT SCHOOL DISTRICT, TRUSTEE, CITY OF QUANAH and HARDEMAN COUNTY, has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:

QUANAH INDEPENDENT SCHOOL DISTRICT  
TRUSTEE

\_\_\_\_\_  
Secretary

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

STATE OF TEXAS  
COUNTY OF HARDEMAN

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This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_, by the President of the Board of Trustees of the Quanah Independent School District as the act of the Quanah Independent School District.

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

ATTEST:

CITY OF QUANAH

\_\_\_\_\_  
City Secretary

By:

\_\_\_\_\_  
Mayor

STATE OF TEXAS  
COUNTY OF HARDEMAN

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This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Mayor of the City of Quanah as the act of the City of Quanah.

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

ATTEST:

COUNTY OF HARDEMAN

\_\_\_\_\_  
County Clerk

By:

\_\_\_\_\_  
County Judge

STATE OF TEXAS  
COUNTY OF HARDEMAN

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This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the County Judge of the Hardeman County as the act of the Hardeman County.

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

**GRANTEE'S ADDRESS:**

**HILDA M. CARBONELL RAMIREZ  
2722 SCENIC DR. APT 210  
MARQUETTE, MICHIGAN 49855**