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TEXAS BOARD OF LEGAL SPECIALIZATION  
+ATTORNEY - MEDIATOR

March 11, 2016

Mr. Kenneth Lynn  
3452 Spur 399  
McKinney, TX 75069

Re: Offer from Thomas Yi to purchase  
601 W Elm St., Celina, Texas

Dear Mr. Lynn:

Thomas Yi has offered to purchase 601 W Elm St., Celina, Collin County, Texas (601 W. ELM STREET, BEING LOT 5A, OF BATEMAN# 01 AND # 02, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, AS RECORDED IN THE COLLIN COUNTY DEED RECORDS.) for \$2,500.00.

This property was sold at a Sheriff's Sale on May 1, 2012 pursuant to delinquent tax collection suit number 380-02582-2010. 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 \$4,000.00. The property was struck off for the total judgment amount, \$2,645.10, which includes taxes, penalties and interest, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code the court costs and costs of sale must be paid first out of the proceeds of a resale. The remainder would be distributed to the taxing jurisdictions pro-rata. Those costs total \$2,492.25. A breakdown of amounts each taxing entity will receive is enclosed.

If all 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.

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: CELINA INDEPENDENT SCHOOL DISTRICT, 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. 380-02582-2010 in the 380th Judicial District Court, Collin County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

CELINA 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 Celina Independent School District as the act and deed of said Celina 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: \_\_\_\_\_

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

601 W. ELM STREET, BEING LOT 5A, OF BATEMAN# 01 AND # 02, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, AS RECORDED IN THE COLLIN COUNTY DEED RECORDS.

Distribution of Proceeds

601 W Elm St., McKinney,  
Texas R1027000005A1

Cause no.: 380-02582-2010

Judgment date: July 18, 2011

Sheriff's sale: May 1, 2012

Taxes in Judgment:	CISD	\$530.82
	City	215.13
	County	82.63
	CCCCD	<u>29.52</u>
	Total	<u>\$858.10</u>

Other Judgment Amounts:

District Clerk Fees	\$1,787.00
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Resale price: \$2,500.00

Settlement Costs:

Constable Fee 175.00

Publication Fee 530.25

District Clerk Fees 1,787.00

Total Costs: 2,492.25

Proceeds to be Distributed: \$7.75

Percentage of Judgment Taxes: 0.01%

Distributed to Collin County Tax Assessor on Behalf of:

CISD \$4.79

City 1.94

County 0.75

CCCCD 0.27

Total \$7.75