

RESOLUTION NO. 2016-04

WHEREAS, Titus County has become the owner of certain real property (see attached Exhibit "A") by virtue of the fact that a sufficient bid was not received at a sale conducted by the Sheriff pursuant to an order of the District Court in Cause No. 24,263 (see attached Exhibit "A")

WHEREAS, a potential buyer of the property has come forward, and

WHEREAS, all taxing entities involved in the above referenced cause must consent to the sale of the hereinabove described real property, and

WHEREAS, it is to the benefit of all the taxing entities involved that the property be returned to their respective tax rolls;

NOW THEREFORE BE IT RESOLVED BY THE

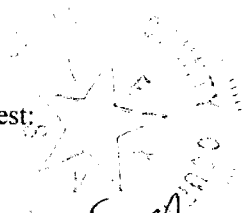
Commissioners Court of Titus County, Texas

That the County Judge be and is hereby directed and authorized to execute the deed and any and all documents necessary to convey the hereinabove described real property to (see attached Exhibit "A")

for and in consideration of the cash sum of (see attached Exhibit "A"), said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 13 day of June, 2016.

Attest:



[Signature]

County Clerk
{seat}

[Signature]

Brian P. Lee, County Judge
Titus County, Texas

Those Voting Aye Were:

Brian Lee
Al Riddle
Mike Fields
Phillip Hinton
Jimmy Parker

Those Voting Nay Were:

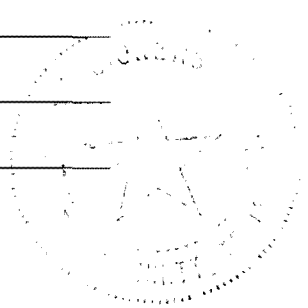


EXHIBIT "A"

Cause No. 24,263, Talco-Bogata Consolidated Independent School District
and City of Talco vs. Mary Jones, et al

Tax Sale Date October 3, 1995

Tax Sale amounts \$47.91 (City of Talco)
\$376.10 (Rivercrest ISD, f/k/a Talco-Bogata CISD)
\$35.68 (Titus County)

Account No. #R26722, R26724 & 000400-00060-00171

Adjudged Value \$940.00

Present Bid \$300.00

Bidder Bruce & Tammie-Hare Case
P. O. Box 145
Talco, TX 75487

PROPERTY DESCRIPTION

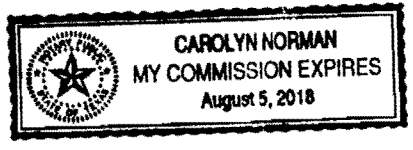
**THE NORTH ONE-HALF OF LOTS 16 & 17, AND ALL OF LOT 18, BLOCK 6, TOWN OF TALCO
SITUS: 4TH & BROAD ST.**

IN TESTIMONY WHEREOF TITUS COUNTY has caused these presents to be executed this 13 day of June, 2016.

BY: Brian P. Lee
Brian P. Lee, County Judge
Titus County, Texas

STATE OF TEXAS X
COUNTY OF TITUS X

This instrument was acknowledged before me on this 13 day of June, 2016, by Brian P. Lee, County Judge of Titus County.



Carolyn Norman
Printed Name: Carolyn Norman
Notary Public, State of Texas
My Commission Expires: August 5, 2018

COPY

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

TAX RESALE DEED

STATE OF TEXAS

X

X

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TITUS

X

That the **Talco-Bogata Consolidated Independent School District, n/k/a Rivercrest Independent School District, City of Talco and Titus County**, acting through the presiding officer of each governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of **\$300.00** cash in hand paid by

**BRUCE CASE and TAMMIE CASE
P. O. BOX 145
TALCO, TX 75487**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, have quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under **Suit No. 24,263, Talco-Bogata Consolidated Independent School District and City of Talco vs. Mary Jones, et al**, in the district court of said county, said property being located in Titus County, Texas, and described as follows:

THE NORTH ONE-HALF OF LOTS 16 & 17, AND ALL OF LOT 18, BLOCK 6, TOWN OF TALCO, AS DESCRIBED IN VOLUME 471, PAGE 475, DEED RECORDS OF TITUS COUNTY, TEXAS (ACCTS #R26722, R26724 & 0004000-00060-00171)

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

Conveyance of the property herein is made "as is" and grantors make no warranty or representation as to the title, condition, suitability for any use, or location of the property.

This deed is given expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.