

“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.”

**TAX DEED**

STATE OF TEXAS                    §  
  §  
COUNTY OF LAMB               §

**DRAFT**

WHEREAS, by an Order of Sale issued out of the 154<sup>th</sup> Judicial District Court of Lamb County, Texas; in Cause No. DCV-18733-13 styled Lamb County, et al, vs. Lutilda S. Robins, If Alive; If Deceased, The unknown heirs, and delivered to the Sheriff directing him to seize, levy upon and sell the hereinafter described property to satisfy the amount of all delinquent taxes, penalties, interest and costs which were secured by a judgment rendered in said cause on the 27th day of July, 2017, in favor of the Plaintiffs.

WHEREAS, in obedience to said Order of Sale, the Sheriff did seize and levy on the hereinafter described property and all the estate, right, title and interest or claims which said Defendants so had, in and to, on the 27th day of July, 2017 and since that time had of, in and to, the hereinafter described real property; and as prescribed by law for Sheriff’s sales, did offer to sell such real property at public auction.

WHEREAS, at said sale no bid being received which was equal to the adjudged value of said real property as fixed by said court or the aggregate amount of said judgment established therein, the title to said real property pursuant to said judgment and Section 34.01 of the Texas Property Tax Code was struck off in trust for the use and benefit of each taxing district having been by said judgment adjudged to have valid tax liens against such real property, and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the taxing entities set forth in the judgment in said cause, pursuant to the provisions of Section 34.05 of the Texas Property Tax Code, for and in consideration of the sum of **ONE HUNDRED SEVENTY-FIVE DOLLARS AND 00/100 (\$175.00)**, said amount being the highest and best offer received from **Keyumbra Chibuko, 404 W. Weidel St, Lubbock, Texas 79339**, receipt of which is hereby acknowledged, and by these presents do convey, expressly subject to the right of redemption by the Defendants in said tax suit as provided by Section 34.21 of the Texas Property Tax Code, and further subject to all presently recorded and validly existing restrictions, reservations, covenants, conditions, easements, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, all the right, title and interest as was acquired by the taxing entities through foreclosure the certain tract of land described as follows:

**Lot Nine (9), Block Three (3), Hilbun Addition to the City of Littlefield, Lamb County, Texas (R19348)**

WHEREAS this conveyance is also subject to the following Fee Simple Determinable Condition:

Grantee will do everything necessary to bring the Property into compliance with all state and local codes within six months of the execution date of this deed. An affidavit stating that the condition has been fulfilled, filed within six months of said date, if not contradicted by a recorded statement filed within the same six months, is conclusive evidence that the condition has been satisfied, and Grantee and third parties may rely on it.

TO HAVE AND TO HOLD the above described property unto the named purchaser Keyumbra Chibuko, his/her heirs, successors and assigns forever, free and clear of all liens for ad valorem taxes against such property delinquent at the time of judgment in the above referred tax suit to all taxing units which were a party of said suit and as fully and absolutely as the entities named below can convey the above described real property by virtue of said judgment and Order of Sale and said Section 34.05 of the Texas Property Tax Code.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.

This tax deed may be executed in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

EXECUTED this \_\_\_ day of \_\_\_\_\_, 2020.

**CITY OF LITTLEFIELD**

By: \_\_\_\_\_  
Eric Turpen, Mayor

ATTEST:

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

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Eric Turpen, Mayor, on behalf of CITY OF LITTLEFIELD in its capacity therein stated.

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

By: [Signature]  
James M. DeLoach, County Judge

ATTEST:

[Signature]  
County Clerk



This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by James M. DeLoach, County Judge, on behalf of LAMB COUNTY in its capacity therein stated.

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



**LITTLEFIELD INDEPENDENT SCHOOL DISTRICT**

By: \_\_\_\_\_  
Lance Broadhurst, Board President

ATTEST:

\_\_\_\_\_  
Board Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Lance Broadhurst, Board President, on behalf of LITTLEFIELD INDEPENDENT SCHOOL DISTRICT  
in its capacity therein stated.

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

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**HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT**

By: \_\_\_\_\_  
Jason Coleman as General Manager

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Jason Coleman as General Manager, on behalf of HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT in its capacity therein stated.

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

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**Management Info:**

Status: Trust  
Best Process: Sold  
Progress: Best Process Type:

**Property Info:**

City: Littlefield  
Cad Property Id: 19348  
Site Description: Griffin St, Littlefield, TX 79339, USA  
CAD Value: 250

Second Lot from the Southeast Intersection of Griffin and Elms Ave

Owner Info: Lamb CAD in Trust  
Legal Description: Lot Nine (9), Block Three (3), Hilbun Addition to the City of Littlefield, Lamb County, Texas  
Homestead: No  
Site Structure: No  
Non Affixed Material: No

**Litigation Info:**

Case Number: DCV-18733-13  
Judgement Date: 07/27/2017  
Sale Date: 05/07/2019  
Sheriff's Deed Date: 05/23/2019  
Redemption Date: 11/29/2019  
Court: 154th  
Style Plaintiff: Lamb County, et al  
Style Defendant: Lutilda S. Robins, If Alive; If Deceased, The unknown heirs  
Sheriff's Deed Volume: Volume 778 Page 136  
Tax Due: No  
Delinquent: Yes  
Litigation: No

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“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.”

**TAX DEED**

STATE OF TEXAS            §  
  §  
COUNTY OF LAMB        §

**DRAFT**

WHEREAS, by an Order of Sale issued out of the 154th Judicial District Court of Lamb County, Texas; in Cause No. DCV-18741-13 styled Lamb County, et al, vs. Reynaldo Jimenez, Sr , and delivered to the Sheriff directing him to seize, levy upon and sell the hereinafter described property to satisfy the amount of all delinquent taxes, penalties, interest and costs which were secured by a judgment rendered in said cause on the 13th day of January, 2016, in favor of the Plaintiffs.

WHEREAS, in obedience to said Order of Sale, the Sheriff did seize and levy on the hereinafter described property and all the estate, right, title and interest or claims which said Defendants so had, in and to, on the 13th day of January, 2016 and since that time had of, in and to, the hereinafter described real property; and as prescribed by law for Sheriff's sales, did offer to sell such real property at public auction.

WHEREAS, at said sale no bid being received which was equal to the adjudged value of said real property as fixed by said court or the aggregate amount of said judgment established therein, the title to said real property pursuant to said judgment and Section 34.01 of the Texas Property Tax Code was struck off in trust for the use and benefit of each taxing district having been by said judgment adjudged to have valid tax liens against such real property, and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the taxing entities set forth in the judgment in said cause, pursuant to the provisions of Section 34.05 of the Texas Property Tax Code, for and in consideration of the sum of **EIGHTY DOLLARS AND 00/100 (\$80.00)**, said amount being the highest and best offer received from **Keyumbra Chibuko, 404 W. Weidel St, Lubbock, Texas 79339**, receipt of which is hereby acknowledged, and by these presents do convey, expressly subject to the right of redemption by the Defendants in said tax suit as provided by Section 34.21 of the Texas Property Tax Code, and further subject to all presently recorded and validly existing restrictions, reservations, covenants, conditions, easements, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, all the right, title and interest as was acquired by the taxing entities through foreclosure the certain tract of land described as follows:

**East Sixty-Five Feet (E/65') of the East One Hundred Thirty Feet (E/130') of South One Hundred Forty Feet (S/140') of Lot Ten (10), Block Three (3), Cole Addition to the City of Littlefield, Lamb County, Texas (R17564)**



WHEREAS this conveyance is also subject to the following Fee Simple Determinable Condition:

Grantee will do everything necessary to bring the Property into compliance with all state and local codes within six months of the execution date of this deed. An affidavit stating that the condition has been fulfilled, filed within six months of said date, if not contradicted by a recorded statement filed within the same six months, is conclusive evidence that the condition has been satisfied, and Grantee and third parties may rely on it.

TO HAVE AND TO HOLD the above described property unto the named purchaser Keyumbra Chibuko, his/her heirs, successors and assigns forever, free and clear of all liens for ad valorem taxes against such property delinquent at the time of judgment in the above referred tax suit to all taxing units which were a party of said suit and as fully and absolutely as the entities named below can convey the above described real property by virtue of said judgment and Order of Sale and said Section 34.05 of the Texas Property Tax Code.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.

This tax deed may be executed in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

EXECUTED this \_\_\_ day of \_\_\_\_\_, 2020.

**CITY OF LITTLEFIELD**

By: \_\_\_\_\_  
Eric Turpen, Mayor

ATTEST:

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

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Eric Turpen, Mayor, on behalf of CITY OF LITTLEFIELD in its capacity therein stated.

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

By: *James M. DeLoach*  
James M. DeLoach, County Judge

ATTEST:

*Jonny Richie*  
County Clerk



This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by James M. DeLoach, County Judge, on behalf of LAMB COUNTY in its capacity therein stated.

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



**LITTLEFIELD INDEPENDENT SCHOOL DISTRICT**

By: \_\_\_\_\_  
Lance Broadhurst, Board President

ATTEST:

\_\_\_\_\_  
Board Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Lance Broadhurst, Board President, on behalf of LITTLEFIELD INDEPENDENT SCHOOL DISTRICT  
in its capacity therein stated.

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



**HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT**

By: \_\_\_\_\_  
Jason Coleman as General Manager

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Jason Coleman as General Manager, on behalf of HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT in its capacity therein stated.

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





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**Management Info:**

Status: Trust  
Best Process: Sold  
Progress: Best Process Type:

**Property Info:**

City: Littlefield  
Cad Property Id: 17564  
Site Description: Cole St, Littlefield, TX 79339, USA  
CAD Value: 980

3rd Lot from Northeast Intersection of Cole Street and Underwood Street

Owner Info: Lamb CAD in Trust  
Legal Description: East Sixty-Five Feet (E/65') of the East One Hundred Thirty Feet (E/130') of South One Hundred Forty Feet (S/140') of Lot Ten (10), Block Three (3), Cole Addition to the City of Littlefield, Lamb County, Texas

Homestead: No  
Site Structure: No  
Non Affixed Material: No

**Litigation Info:**

Case Number: DCV-18741-13  
Judgement Date: 01/13/2016  
Sale Date: 05/07/2019  
Sheriff's Deed Date: 05/23/2019  
Redemption Date: 11/29/2019  
Court: 154th  
Style Plaintiff: Lamb County, et al  
Style Defendant: Reynaldo Jimenez, Sr  
Sheriff's Deed Volume: Volume 778 Page 146  
Tax Due: No  
Delinquent: Yes  
Litigation: No

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**TAX DEED**

STATE OF TEXAS            §  
  §  
  
COUNTY OF LAMB         §

**DRAFT**

WHEREAS, by an warrant issued out of the 154th Judicial District Court of Lamb County, Texas; in Cause No. DCV-20210-19 styled City of Littlefield, et al, vs. Owners of Various Properties located within the City Limits of Littlefield, Lamb County, Texas, and delivered to the Sheriff directing him to seize, levy upon and sell the hereinafter described property to satisfy the amount of all delinquent taxes, penalties, interest and costs which were secured by a warrant rendered in said cause on the 31st day of July, 2019, in favor of the Plaintiffs.

WHEREAS, in obedience to said warrant, the Sheriff did seize and levy on the hereinafter described property and all the estate, right, title and interest or claims which said Defendants so had, in and to, on the 31st day of July, 2019 and since that time had of, in and to, the hereinafter described real property; and as prescribed by law for Sheriff's sales, did offer to sell such real property at public auction.

WHEREAS, at said sale no bid being received which was equal to the adjudged value of said real property as fixed by said court or the aggregate amount of said warrant established therein, the title to said real property pursuant to said warrant and Section 34.01 of the Texas Property Tax Code was struck off in trust for the use and benefit of each taxing district having been by said warrant adjudged to have valid tax liens against such real property, and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the taxing entities set forth in the warrant in said cause, pursuant to the provisions of Section 34.05 of the Texas Property Tax Code, for and in consideration of the sum of **FIFTY-FIVE DOLLARS AND 00/100 (\$55.00)**, said amount being the highest and best offer received from **Gloria Carias, 1035 Usher St, Benbrook, Texas 76126**, receipt of which is hereby acknowledged, and by these presents do convey, expressly subject to the right of redemption by the Defendants in said tax suit as provided by Section 34.21 of the Texas Property Tax Code, and further subject to all presently recorded and validly existing restrictions, reservations, covenants, conditions, easements, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, all the right, title and interest as was acquired by the taxing entities through foreclosure the certain tract of land described as follows:

**Lot Two (2) and the North Fifteen Feet (N/15') of Lot Three (3), in Block Fifty-Nine (59), of the Original Town of Littlefield, Lamb County Texas (R20303)**

WHEREAS this conveyance is also subject to the following Fee Simple Determinable Condition:

Grantee will do everything necessary to bring the Property into compliance with all state and local codes within six months of the execution date of this deed. An affidavit stating that the condition has been fulfilled, filed within six months of said date, if not contradicted by a recorded statement filed within the same six months, is conclusive evidence that the condition has been satisfied, and Grantee and third parties may rely on it.

TO HAVE AND TO HOLD the above described property unto the named purchaser Gloria Carias, his/her heirs, successors and assigns forever, free and clear of all liens for ad valorem taxes against such property delinquent at the time of warrant in the above referred tax suit to all taxing units which were a party of said Warrant and as fully and absolutely as the entities named below can convey the above described real property by virtue of said warrant and Order of Sale and said Section 34.05 of the Texas Property Tax Code.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.

This tax deed may be executed in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument.



EXECUTED this \_\_\_ day of \_\_\_\_\_, 2020.

**CITY OF LITTLEFIELD**

By: \_\_\_\_\_  
Eric Turpen, Mayor

ATTEST:

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

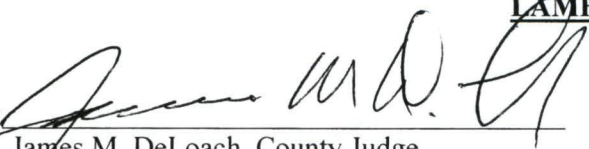
This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Eric Turpen, Mayor, on behalf of CITY OF LITTLEFIELD in its capacity therein stated.

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




LAMB COUNTY

By:

  
James M. DeLoach, County Judge

ATTEST:

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



This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by James M. DeLoach, County Judge, on behalf of LAMB COUNTY in its capacity therein stated.

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

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**LITTLEFIELD INDEPENDENT SCHOOL DISTRICT**

By: \_\_\_\_\_  
Lance Broadhurst, Board President

ATTEST:

\_\_\_\_\_  
Board Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Lance Broadhurst, Board President, on behalf of LITTLEFIELD INDEPENDENT SCHOOL DISTRICT  
in its capacity therein stated.

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

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**HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT**

By: \_\_\_\_\_  
Jason Coleman as General Manager

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Jason Coleman as General Manager, on behalf of HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT in its capacity therein stated.

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






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### Management Info:

Status: Trust

Best Process: Sold Best Process Type:

Progress:

### Property Info:

City: Littlefield

Cad Property Id: 20303 CAD Value: 950.00

Site Description: 715 Phelps Ave, Littlefield, TX 79339, USA

Owner Info: Holy Temple Christian  
1823 Melbourne Ave.  
Dallas, TX 75224-1044

Legal Description: Lot Two (2) and the North Fifteen Feet (N/15') of Lot Three (3), in Block Fifty-Nine (59), of the Original Town of Littlefield, Lamb County Texas (R20303)

Homestead: No Site Structure: No Non Affixed Material: No

### Litigation Info:

Case Number: DCV-20210-19

Judgement Date: 07/31/2019 Sale Date: 09/03/2019

Sheriff's Deed Date: 11/30/-0001 Redemption Date: 11/30/-0001

Court: 154th

Style Plaintiff: City of Littlefield, et al

Style Defendant: Owners of Various Properties located within the City Limits of Littlefield, Lamb County, Texas

Sheriff's Deed Volume:

Tax Due: Yes

Delinquent: Yes Litigation: No

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**TAX DEED**

STATE OF TEXAS            §  
  §  
COUNTY OF LAMB         §

**DRAFT**

WHEREAS, by an Order of Sale issued out of the 154<sup>th</sup> Judicial District Court of Lamb County, Texas; in Cause No. DCV-18733-13 styled Lamb County, et al, vs. Lutilda S. Robins, If Alive; If Deceased, The unknown heirs, and delivered to the Sheriff directing him to seize, levy upon and sell the hereinafter described property to satisfy the amount of all delinquent taxes, penalties, interest and costs which were secured by a judgment rendered in said cause on the 27th day of July, 2017, in favor of the Plaintiffs.

WHEREAS, in obedience to said Order of Sale, the Sheriff did seize and levy on the hereinafter described property and all the estate, right, title and interest or claims which said Defendants so had, in and to, on the 27th day of July, 2017 and since that time had of, in and to, the hereinafter described real property; and as prescribed by law for Sheriff’s sales, did offer to sell such real property at public auction.

WHEREAS, at said sale no bid being received which was equal to the adjudged value of said real property as fixed by said court or the aggregate amount of said judgment established therein, the title to said real property pursuant to said judgment and Section 34.01 of the Texas Property Tax Code was struck off in trust for the use and benefit of each taxing district having been by said judgment adjudged to have valid tax liens against such real property, and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the taxing entities set forth in the judgment in said cause, pursuant to the provisions of Section 34.05 of the Texas Property Tax Code, for and in consideration of the sum of **ONE HUNDRED FIFTY DOLLARS AND 00/100 (\$150.00)**, said amount being the highest and best offer received from **Keyumbra Chibuko, 404 W. Weidel St, Littlefield, Texas 79339**, receipt of which is hereby acknowledged, and by these presents do convey, expressly subject to the right of redemption by the Defendants in said tax suit as provided by Section 34.21 of the Texas Property Tax Code, and further subject to all presently recorded and validly existing restrictions, reservations, covenants, conditions, easements, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, all the right, title and interest as was acquired by the taxing entities through foreclosure the certain tract of land described as follows:

**Lot Five (5), Block Five (5), Jones Addition to the City of Littlefield, Lamb County, Texas (R19651)**

WHEREAS this conveyance is also subject to the following Fee Simple Determinable Condition:

Grantee will do everything necessary to bring the Property into compliance with all state and local codes within six months of the execution date of this deed. An affidavit stating that the condition has been fulfilled, filed within six months of said date, if not contradicted by a recorded statement filed within the same six months, is conclusive evidence that the condition has been satisfied, and Grantee and third parties may rely on it.

TO HAVE AND TO HOLD the above described property unto the named purchaser Keyumbra Chibuko, his/her heirs, successors and assigns forever, free and clear of all liens for ad valorem taxes against such property delinquent at the time of judgment in the above referred tax suit to all taxing units which were a party of said suit and as fully and absolutely as the entities named below can convey the above described real property by virtue of said judgment and Order of Sale and said Section 34.05 of the Texas Property Tax Code.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.

This tax deed may be executed in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

EXECUTED this \_\_\_ day of \_\_\_\_\_, 2020.

**CITY OF LITTLEFIELD**

By: \_\_\_\_\_  
Eric Turpen, Mayor

ATTEST:

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

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Eric Turpen, Mayor, on behalf of CITY OF LITTLEFIELD in its capacity therein stated.

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



LAMB COUNTY

By: [Signature]  
James M. DeLoach, County Judge

ATTEST:

[Signature]  
County Clerk



This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by James M. DeLoach, County Judge, on behalf of LAMB COUNTY in its capacity therein stated.

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



**LITTLEFIELD INDEPENDENT SCHOOL DISTRICT**

By: \_\_\_\_\_  
Lance Broadhurst, Board President

ATTEST:

\_\_\_\_\_  
Board Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Lance Broadhurst, Board President, on behalf of LITTLEFIELD INDEPENDENT SCHOOL DISTRICT  
in its capacity therein stated.

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



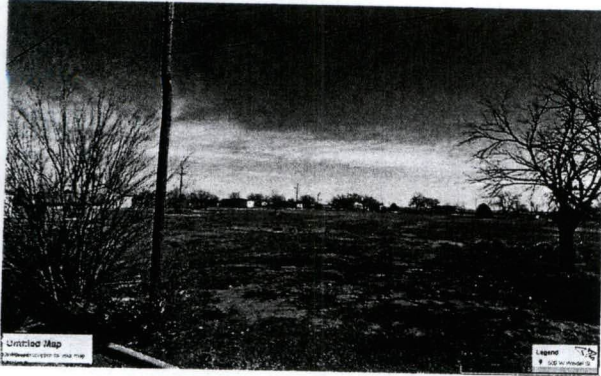
**HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT**

By: \_\_\_\_\_  
Jason Coleman as General Manager

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Jason Coleman as General Manager, on behalf of HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT in its capacity therein stated.

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

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### Management Info:

Status: Trust  
Best Process: Sold  
Progress: Best Process Type:

### Property Info:

City: Littlefield  
Cad Property Id: 19651  
Site Description: 109 Dallas Ave, Littlefield, TX 79339, USA  
CAD Value: 200  
Owner Info: Lamb CAD in Trust  
Legal Description: Lot Five (5), Block Five (5), Jones Addition to the City of Littlefield, Lamb County, Texas  
Homestead: No  
Site Structure: No  
Non Affixed Material: No

### Litigation Info:

Case Number: DCV-18733-13  
Judgement Date: 07/27/2017  
Sale Date: 05/07/2019  
Sheriff's Deed Date: 05/23/2019  
Redemption Date: 11/29/2019  
Court: 154th  
Style Plaintiff: Lamb County, et al  
Style Defendant: Lutilda S. Robins, If Alive; If Deceased, The unknown heirs  
Sheriff's Deed Volume: Volume 778 Page 136  
Tax Due: No  
Delinquent: Yes  
Litigation: No

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