



“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 §

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 **NINE HUNDRED FIFTY-TWO DOLLARS AND 00/100 (\$952.00)**, said amount being the highest and best offer received from **Anna Ricker, 6683 Tiger Rd., Ropesville, TX 79358**, 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 Anna Ricker, 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 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 23 day of June, 2020.



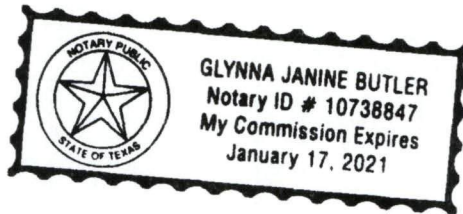
CITY OF LITTLEFIELD

By: Eric Turpen
Eric Turpen, Mayor

ATTEST:
Jeanine Butler
City Secretary

This instrument was acknowledged before me on the 23 day of June, 2020 by Eric Turpen, Mayor, on behalf of CITY OF LITTLEFIELD in its capacity therein stated.

Jeanine Butler
Notary Public, State of Texas



LAMB COUNTY

By:

James M. DeLoach
James M. DeLoach, County Judge

ATTEST:

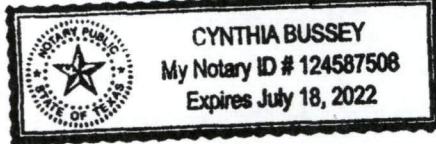
Onya Ritchie

County Clerk



This instrument was acknowledged before me on the 8th day of June, 2020, by James M. DeLoach, County Judge, on behalf of LAMB COUNTY in its capacity therein stated.

Cynthia Bussey
Notary Public, State of Texas

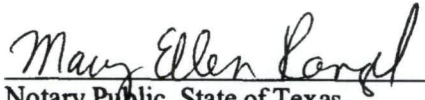


LITTLEFIELD INDEPENDENT SCHOOL DISTRICT

By: 
Lance Broadhurst, Board President

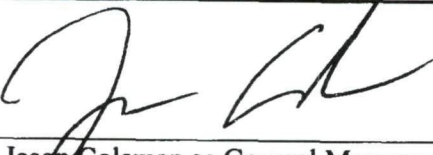
ATTEST: 
Board Secretary

This instrument was acknowledged before me on the 16th day of June, 2020, by Lance Broadhurst, Board President, on behalf of LITTLEFIELD INDEPENDENT SCHOOL DISTRICT in its capacity therein stated.



Notary Public, State of Texas

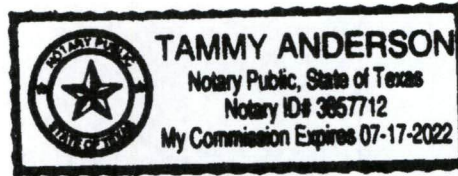


HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT

By: 
Jason Coleman as General Manager

This instrument was acknowledged before me on the 3rd day of JUNE 2020, 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





2020-00001031 6/29/2020 10:23 AM
 Volume 789 Page 439
 FILED and certified as RECORDED in the
 Official Public Records of Lamb County
 Tonya Ritchie, County Clerk \$46.00



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TAX DEED

STATE OF TEXAS §
 §
 COUNTY OF LAMB §

WHEREAS, by a Warrant issued out of the 154th Judicial District Court of Lamb County, Texas; in Cause No. DCU-19989-18 styled City of Littlefield, et al, vs. Owners of Various Properties located within the City Limits of Littlefield, TX, 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 24th day of August, 2018, 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 24th day of August, 2018 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 **EIGHT HUNDRED DOLLARS AND 00/100 (\$800.00)**, said amount being the highest and best offer received from **Miranda Viljoen, 809 W. 7th, 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 Twelve (12) in Block Forty-three (43) of the Original Town of Littlefield, Lamb County, Texas, (R20153)

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 Miranda Viljoen, 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 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 23 day of June, 2020.



CITY OF LITTLEFIELD

By: Eric Turpen
Eric Turpen, Mayor

ATTEST:
Janine Butler
City Secretary

This instrument was acknowledged before me on the 23 day of June, 2020, by Eric Turpen, Mayor, on behalf of CITY OF LITTLEFIELD in its capacity therein stated.

Janine Butler
Notary Public, State of Texas



LAMB COUNTY

By:

James M. DeLoach, County Judge

ATTEST:

Jonza Ritchie

County Clerk



This instrument was acknowledged before me on the 8th day of June, 2020 by James M. DeLoach, County Judge, on behalf of LAMB COUNTY in its capacity therein stated.

Cynthia Bussey
Notary Public, State of Texas



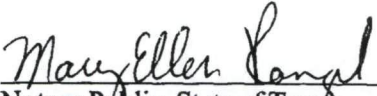
LITTLEFIELD INDEPENDENT SCHOOL DISTRICT

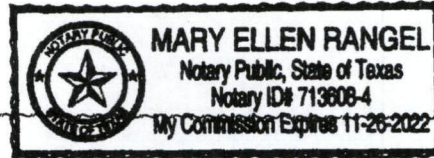
By: 
Lance Broadhurst, Board President

ATTEST:

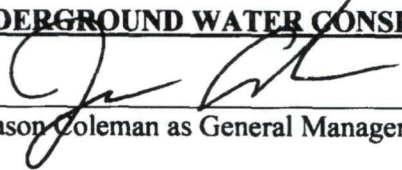

Board Secretary

This instrument was acknowledged before me on the 16th day of June, 2020, 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 3rd day of June 2020, 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

