



2020-00001531 10/2/2020 10:02 AM
 Volume 792 Page 310
 FILED and certified as RECORDED in the
 Official Public Records of Lamb County
 Tonya Ritchie, County Clerk \$46.00



“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 Order of Sale issued out of the 154th Judicial District Court of Lamb County, Texas; in Cause No. DCV-18726-13 styled LAMB COUNTY APPRAISAL DISTRICT, ET AL, vs. BURKS, SUE ANIE LEE MONTGOMERY, 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 26th day of March, 2019, 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 26th day of March, 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 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 **SEVENTY-SIX DOLLARS AND 00/100 (\$76.00)**, said amount being the highest and best offer received from **Skyline Real Estate Services, LLC, P.O. Box 181333, Coronado, California 92178**, 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:

Lots Twenty-Five (25) and Twenty-Six (26), in Block One (1), of The Westflat Annex Addition to the City of Littlefield, Lamb County, Texas (R20809)

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 Skyline Real Estate Services, LLC, 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 22 day of September, 2020.



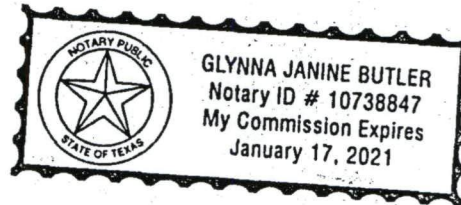
CITY OF LITTLEFIELD

By: [Signature]
Eric Turpen, Mayor

ATTEST:
[Signature]
City Secretary

This instrument was acknowledged before me on the 22 day of September 2020 by Eric Turpen, Mayor, on behalf of CITY OF LITTLEFIELD in its capacity therein stated.

[Signature]
Notary Public, State of Texas



LAMB COUNTY

By: _____

James M. DeLoach, County Judge



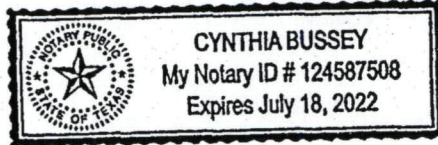
ATTEST:

Sonya Ritchie

County Clerk

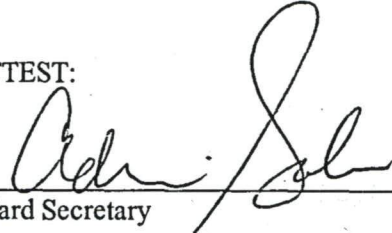
This instrument was acknowledged before me on the 8th day of September 2020 by James M. DeLoach, County Judge, on behalf of LAMB COUNTY in its capacity therein stated.

Cynthia Bussey
Notary Public, State of Texas



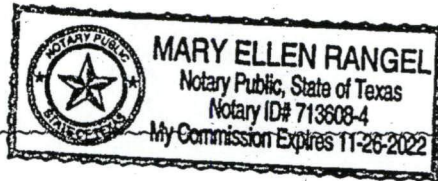
LITTLEFIELD INDEPENDENT SCHOOL DISTRICT

By: 
Lance Broadhurst, Board President

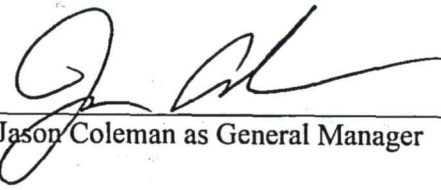
ATTEST:

Board Secretary

This instrument was acknowledged before me on the 21st day of September, 2020, by Lance Broadhurst, Board President, on behalf of LITTLEFIELD INDEPENDENT SCHOOL DISTRICT in its capacity therein stated.

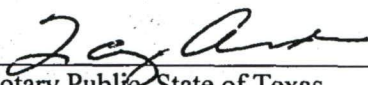

Notary Public, State of Texas

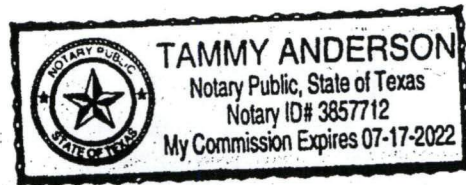


HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT

By: 
Jason Coleman as General Manager

This instrument was acknowledged before me on the 31st day of AUGUST 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





Management Info:

Status: Trust
 Best Process: Sign Best Process Type:
 Progress:

Property Info:

City: Littlefield
 Cad Property Id: 20809 CAD Value: 640
 Site Description: 125 TEXAS, Littlefield, TX 79339, USA

Owner Info: Lamb County in Trust
 Legal Description: Lots Twenty-Five (25) and Twenty-Six (26), in Block One (1), of The Westflat Annex Addition to the City of Littlefield, Lamb County, Texas.
 Homestead: No Site Structure: No Non Affixed Material: No

Litigation Info:

Case Number: DCV-18726-13
 Judgement Date: 03/26/2019 Sale Date: 01/07/2020
 Sheriff's Deed Date: 11/30/-0001 Redemption Date: 11/30/-0001
 Court: 154TH DC
 Style Plaintiff: LAMB COUNTY APPRAISAL DISTRICT, ET AL
 Style Defendant: BURKS, SUE ANIE LEE MONTGOMERY
 Sheriff's Deed Volume:
 Tax Due: No
 Delinquent: Yes Litigation: No



2020-00001530 10/2/2020 10:01 AM
 Volume 792 Page 304
 FILED and certified as RECORDED in the
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 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 **SEVENTY-SIX DOLLARS AND 00/100 (\$76.00)**, said amount being the highest and best offer received from **Skyline Real Estate Services, LLC, P.O Box 181333, Coronado, California 92178**, 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:

The Northeast Fourth (NE/4) of Lot Seven (7), in Block Two (2), of the High School Addition to the City of Littlefield, in Lamb County, Texas (R19201)

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 Skyline Real Estate Services, LLC, 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 22 day of September, 2020.



CITY OF LITTLEFIELD

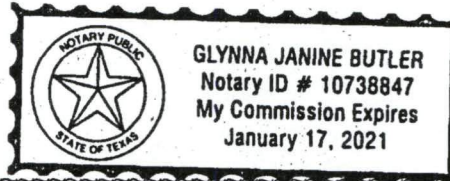
By: Eric Turpen
Eric Turpen, Mayor

ATTEST:

Glynn Butler
City Secretary

This instrument was acknowledged before me on the 22 day of September, 2020 by Eric Turpen, Mayor, on behalf of CITY OF LITTLEFIELD in its capacity therein stated.

Glynn Butler
Notary Public, State of Texas



LAMB COUNTY

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

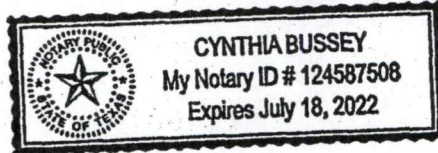
ATTEST:

Jonya Ritchie
County Clerk



This instrument was acknowledged before me on the 8th day of September, 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

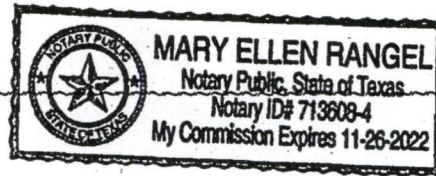
By: 
Lance Broadhurst, Board President

ATTEST:

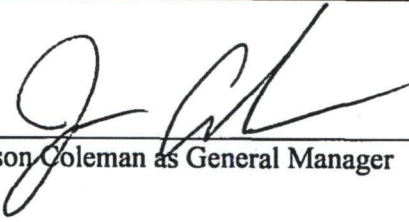
Board Secretary

This instrument was acknowledged before me on the 21st day of September, 2020, by Lance Broadhurst, Board President, on behalf of LITTLEFIELD INDEPENDENT SCHOOL DISTRICT in its capacity therein stated.

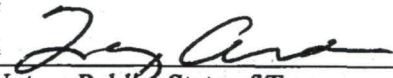

Notary Public, State of Texas

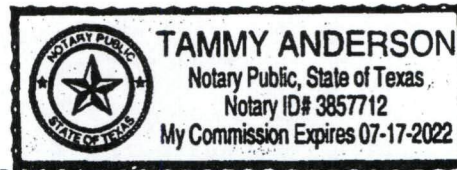


HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT

By: 
Jason Coleman as General Manager

This instrument was acknowledged before me on the 31st day of August 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





Management Info:

Status: Trust
Best Process: Sign Best Process Type:
Progress:

Property Info:

City: Littlefield
Cad Property Id: 19201 CAD Value: 5,650.00
Site Description: 123 N Austin Ave, Littlefield, TX 79339, USA

Owner Info: City of Littlefield in Trust

Nain Manuel Heredia
UNKNOWN ADDRESS
Legal Description: The Northeast Fourth (NE/4) of Lot No Seven (7), in Block Two (2), of the High School Addition to the City of Littlefield, in Lamb County Texas.

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

Litigation Info:

Case Number: DCU-19989-18
Judgement Date: 08/24/2018 Sale Date: 10/02/2018
Sheriff's Deed Date: 10/24/2018 Redemption Date: 05/02/2019
Court: 154th
Style Plaintiff: City of Littlefield, et al
Style Defendant: Owners of Various Properties located within the City Limits of Littlefield, TX
Sheriff's Deed Volume: 2018-0000-1849
Tax Due: No
Delinquent: Yes Litigation: No



2020-00001532 10/2/2020 10:03 AM
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 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 an Order of Sale issued out of the 154th Judicial District Court of Lamb County, Texas; in Cause No. 16,710 styled City of Littlefield, et al, vs. Ruth Rose Kiddoo, et al, 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 1st day of June, 2006, 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 1st day of June, 2006 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 THOUSAND DOLLARS AND 00/100 (\$1,000.00)**, said amount being the highest and best offer received from **Elena Arredondo, 839 Morris St., Dallas, TX 75212**, 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 One hundred fee (100') and the South forty feet (40') of the North half (N/2) of Lot Eight (8) in Block Three (3) of the Cole Addition to the City of Littlefield, Lamb County, Texas (R34521)

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.

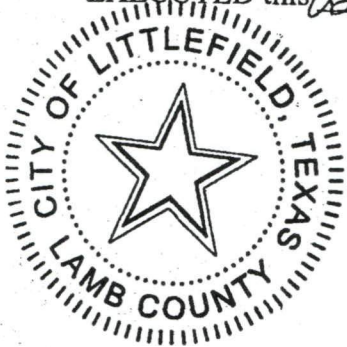
TO HAVE AND TO HOLD the above described property unto the named purchaser Elena Arredondo, his/her heirs, successors and assigns forever, free and clear of all liens for ad valorem taxes against such property delinquent at the time of judgment in the above referred tax suit to all taxing units which 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.

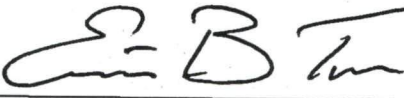
GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS 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.

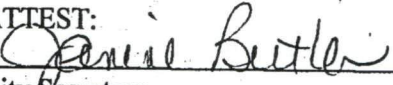
This tax deed may be executed in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

EXECUTED this 22 day of September, 2020.

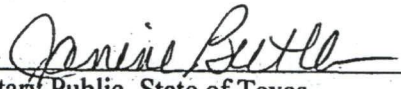


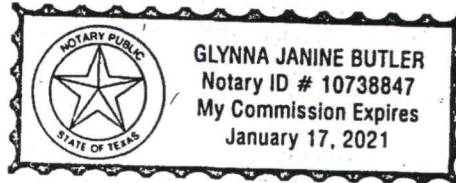
CITY OF LITTLEFIELD

By: 
Eric Turpen, Mayor

ATTEST:

City Secretary

This instrument was acknowledged before me on the 22 day of September 2020 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
James M. DeLoach, County Judge

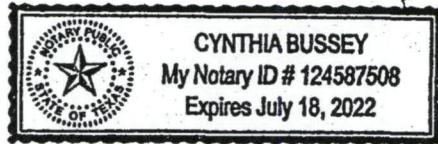
ATTEST:

Jonny Ritchie
County Clerk



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

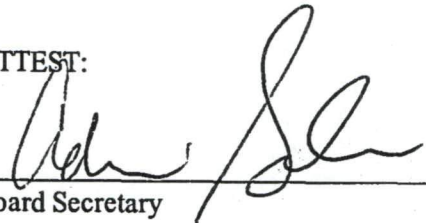
Cynthia Bussey
Notary Public, State of Texas




LITTLEFIELD INDEPENDENT SCHOOL DISTRICT

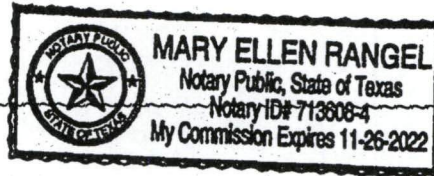
By: 
Lance Broadhurst, Board President

ATTEST:

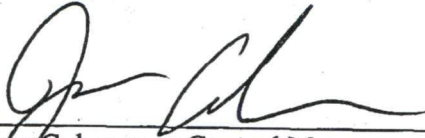

Board Secretary

This instrument was acknowledged before me on the 21st day of September 2020, by Lance Broadhurst, Board President, on behalf of LITTLEFIELD INDEPENDENT SCHOOL DISTRICT in its capacity therein stated.

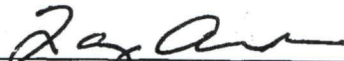

Notary Public, State of Texas

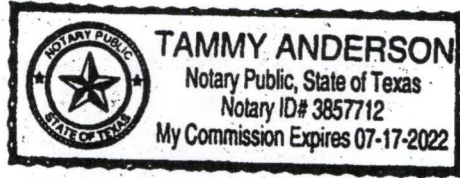


HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT

By: 
Jason Coleman as General Manager

This instrument was acknowledged before me on the 31st day of August 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





Management Info:

Status: Trust
Best Process: Sign Best Process Type:
Progress: Mobile home is removed

Property Info:

City: Littlefield
Cad Property Id: 34521 CAD Value: 1,150
Site Description: 144 Thompson St, Littlefield, TX 79339, USA

Owner Info: CITY OF LITTLEFIELD TRUSTEE
Legal Description: East One hundred fee (100') and the South forty feet (40') of the North half (N/2) of Lot Eight (8) in Block Three (3) of the Cole Addition to the City of Littlefield, Lamb County, Texas
Homestead: No Site Structure: No Non Affixed Material: No

Litigation Info:

Case Number: 16,710
Judgement Date: 06/01/2006 Sale Date: 04/03/2007
Sheriff's Deed Date: 04/16/2007 Redemption Date: 10/23/2007
Court: 154th
Style Plaintiff: City of Littlefield, et al
Style Defendant: Ruth Rose Kiddoo, et al
Sheriff's Deed Volume: Vol 613 Pg 611
Tax Due: No
Delinquent: Yes Litigation: No



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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. DCV-19475-16 styled City of Amherst, vs. Owners of Various Properties within the City of Amherst, 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 30th day of June, 2016, 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 30th day of June, 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 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 **ONE HUNDRED DOLLARS AND 00/100 (\$100.00)**, said amount being the highest and best offer received from **Richard Winegeart, P.O. Box 109, Smyer, Texas 79367**, 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:

A part of Tract #15 of Amherst Suburban Farms, Lamb County, Texas; Beginning at a point in the East line of said Tract #15, which point is located 270 feet North of the

Southeast corner of Said Tract #15; THENCE Westerly 140 feet, parallel with First Street in the City of Amherst to a point; THENCE Southerly 50 feet to a point; THENCE Easterly a distance of 140 feet to the East line of said Tract #15; THENCE Northerly a distance of 50 feet along said East line to the place of Beginning (R16513)

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 Juan Porras, 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 8th day of September, 2020.

CITY OF AMHERST

By: *Clinton Sawyer*
Clinton Sawyer, Mayor

ATTEST:
Rosa Angel
City Secretary

This instrument was acknowledged before me on the 8th day of September 2020, by Clinton Sawyer, Mayor, on behalf of CITY OF AMHERST in its capacity therein stated.

Rosa Angel
Notary Public, State of Texas



LAMB COUNTY

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

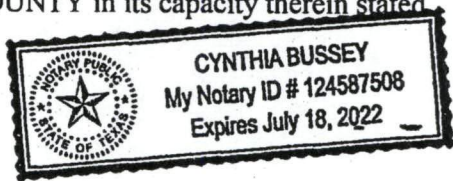
ATTEST:

Jonny Ritchie
County Clerk



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

Cynthia Bussey
Notary Public, State of Texas



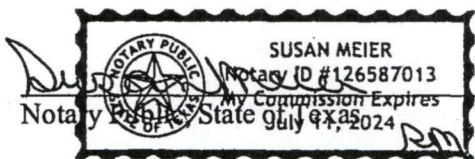
AMHERST INDEPENDENT SCHOOL DISTRICT

By: [Signature]
Ronnie Schroeder, Board President

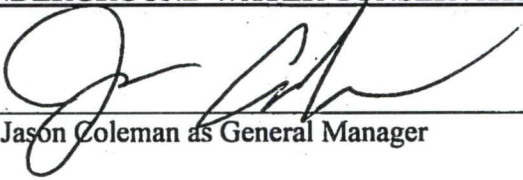
ATTEST:

[Signature]
Board Secretary

This instrument was acknowledged before me on the 18th day of September, 2020 by Ronnie Schroeder, Board President, on behalf of AMHERST INDEPENDENT SCHOOL DISTRICT in its capacity therein stated.



HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT

By: 
Jason Coleman as General Manager

This instrument was acknowledged before me on the 31st day of AUGUST 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

