

“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 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 **ONE HUNDRED ONE DOLLARS AND 00/100 (\$101.00)**, said amount being the highest and best offer received from **Juan David Perez, 211 Wroe, Littlefield, TX 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 Ten (10), in Block Eleven (11), of the Original Town of Littlefield, Lamb County, Texas (R19835)

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 David Perez, 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 ____ 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

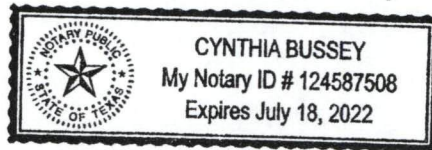
ATTEST:

Jonya Ritchie
County Clerk



This instrument was acknowledged before me on the 12th day of May, 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 _____ 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: Sign Best Process Type:

Progress:

Property Info:

City: Littlefield

Cad Property Id: 19835 CAD Value: 500.00

Site Description: 605 W 3rd St, Littlefield, TX 79339, USA

Owner Info: Frank F. Prentice and Lola Ella Prentice, Both Deceased

Unknown Heirs of Frank F. Prentice and Lola Ella Prentice

Floyd F. Prentice, individually and as a possible her to Frank F. Prentice and Lola Ella Prentice, Both Deceased
DECEASED

Unknown Heirs of Floyd F. Prentice

Martha Prentice, individually and as a possible heir to Floyd F. Prentice, Deceased
PO Box 121
Hale Center, TX 79041-0121

Cathy Prentice, individually and as a possible heir to Floyd F. Prentice, Deceased
9702 N. Detroit Ave.
Lubbock, TX 79415-7628

Donald E. Prentice, individually and as a possible heir to Frank F. Prentice and Lola Ella Prentice, Both Deceased
DECEASED

Unknown Heirs of Donald E. Prentice

James Prentice, individually and as a possible heir to Donald E. Prentice, Deceased
1601 S. Wicker Ave. Apt. 19
Littlefield, TX 79339

Johnny and Adrienne Prentice, individually and as a possible heir to Donald E. Prentice, Deceased
9128 Belton Dr.
Lubbock, TX 79423-4132

Jean Wimberly, individually and as a possible heir to Frank F. Prentice and Lola Ella Prentice,
Both Deceased
5518 35th St.
Lubbock, TX 79407-4002

Legal Description: Lot Ten (10), in Block Eleven (11), of the Original Town of Littlefield, Lamb County, Texas
(R19835)

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: 09/24/2019

Redemption Date: 04/01/2020

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: Vol 781 Pg 458

Tax Due: Yes

Delinquent: Yes Litigation: No

"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 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 **THREE HUNDRED DOLLARS AND 00/100 (\$300.00)**, said amount being the highest and best offer received from **Melissa Vasquez and Isaac Jomel DeLaFuente, 718 W 6th St., Littlefield, TX 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 Three (3) in Block Forty-four (44) of the Original Town of Littlefield, Lamb County, Texas, (R20156)

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 Melissa Vasquez and Isaac Jomel DeLaFuente, 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 ____ 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:

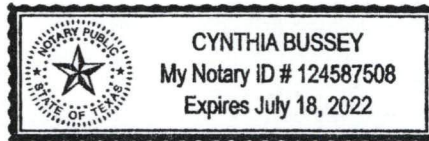
Jonya Ritchie

County Clerk



This instrument was acknowledged before me on the 12th day of May, 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 _____ 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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TAX DEED

STATE OF TEXAS §

§

COUNTY OF LAMB §

DRAFT

WHEREAS, by a Warrant issued out of the 154th Judicial District Court of Lamb County, Texas; in Cause No. DCV-19989-18 styled City of Littlefield, et al, vs. Owners of Various Properties within the City of Littlefield, 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 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 **FIFTY DOLLARS AND 00/100 (\$50.00)**, said amount being the highest and best offer received from **Juan David Perez, 211 Wroe, Littlefield, TX 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 Two (2), of the Rowe Subdivision of Block Seven (7) and Block Eight (8) out of the Westside Addition to the City of Littlefield, Lamb County, Texas; and being the same property described in Warranty Deed recorded in Volume 442 Page 410 of the Deed Records of Lamb County, Texas, such description incorporated herein by reference. (R20564)

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 David Perez, 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 suit 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

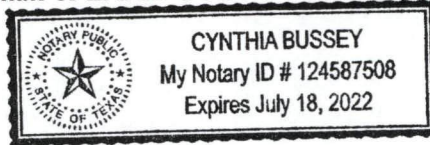
ATTEST:

Jonny Ritchie
County Clerk



This instrument was acknowledged before me on the 12th day of May, 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 _____ 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: 20564

CAD Value: 6,110.00

Site Description: 932 W 3rd St, Littlefield, TX 79339, USA

Owner Info: City of Littlefield in Trust

Jessy Joe Perez and Linda Torr Perez, individually and as an heir to Juan Perez Jr., Deceased
1208 W 3rd St.
Littlefield, TX 79339-2816

Guadalupe C. Perez, individually and as an heir to Juan Perez Jr., Deceased
932 W 3rd St.
Littlefield, TX 79339-2812

Guadalupe Perez Gregg, individually and as an heir to Juan Perez Jr., Deceased
934 E 14th St. Apt. A3
Littlefield, TX 79339-5151

Elizabeth C Vargas
228 E 23rd St.
Littlefield, TX 79339-5520

Legal Description: Lot Twelve (12), in Block Two (2), of the Rowe Subdivision of Block Seven (7) and Block Eight (8) out of the Westside Addition to the City of Littlefield, Lamb County, Texas; and being the same property described in Warranty Deed recorded in Volume 442 Page 410 of the Deed Records of Lamb County, Texas, such description incorporated herein by reference.

Homestead: No

Site Structure: Yes

Non Affixed Material: Yes

Litigation Info:

Case Number: DCV-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 within the City of Littlefield, Texas

Sheriff's Deed Volume: 2018-0000-1849

Tax Due: No

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 154th Judicial District Court of Lamb County, Texas; in Cause No. DCV-18782-13 styled LAMB COUNTY APPRAISAL DISTRICT, ET AL, vs. PERALEZ, DAVID, 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 **TWO HUNDRED FIFTY-ONE (\$251.00)**, said amount being the highest and best offer received from **Juan David Perez, 211 Wroe, Littlefield, TX 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:

The West Thirty-Eight Feet (W38') of Lot Five (5), All of Lot Six (6) and the East Thirty-Six Feet (E36') of Lot Seven (7), Block One (1), Dalmont Subdivision a Subdivision out of the Westside Addition Block Two (2) to the City of Littlefield, Lamb County, Texas., (R42483)

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 David Perez, 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: James M. DeLoach
James M. DeLoach, County Judge

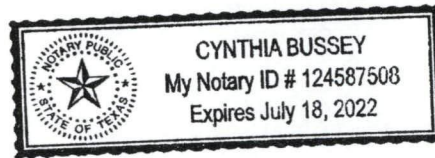
ATTEST:

Sonya Ritchie
County Clerk



This instrument was acknowledged before me on the 12th day of May, 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 _____ 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: Sign

Best Process Type:

Progress:

Property Info:

City: Littlefield

Cad Property Id: 42483

CAD Value: 3,700

Site Description: West 1st Street, Littlefield, Texas

Owner Info: Lamb County in Trust

Legal Description: The West Thirty-Eight Feet (W38') of Lot Five (5), All of Lot Six (6) and the East Thirty-Six Feet (E36') of Lot Seven (7), Block One (1), Dalmont Subdivision a Subdivision out of the Westside Addition Block Two (2) to the City of Littlefield, Lamb County, Texas.

Homestead: No

Site Structure: Yes

Non Affixed Material: Yes

Litigation Info:

Case Number: DCV-18782-13

Judgement Date: 03/26/2019

Sale Date: 01/07/2020

Sheriff's Deed Date: 01/30/2020

Redemption Date: 08/07/2020

Court: 154TH DC

Style Plaintiff: LAMB COUNTY APPRAISAL DISTRICT, ET AL

Style Defendant: PERALEZ, DAVID

Sheriff's Deed Volume: Vol 785 Pg 248

Tax Due: No

Delinquent: Yes

Litigation: No



Management Info:

Status: Trust

Best Process: Sign

Best Process Type:

Progress:

Property Info:

City: Littlefield

Cad Property Id: 20156

CAD Value: 5,080.00

Site Description: 710 W 6th St, Littlefield, TX 79339, USA

Owner Info: City of Littlefield in Trust

Maria G. Vasquez

715 W 7th St.

Littlefield, TX 79339-3205

Legal Description: Lot Three (3) in Block Forty-four (44) of the Original Town of Littlefield, 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: 2018-00001849

Tax Due: No

Delinquent: Yes

Litigation: No
