"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 §

2022-00001646 9/6/2022 10:50 AM Volume 816 Page 815 FILED and certified as RECORDED in the

Official Public Records of Lamb County Tonya Ritchie, County Clerk \$46.00 **COUNTY OF LAMB** Ş

§



WHEREAS, by an Order of Sale issued out of the 154th Judicial District Court of Lamb County. Texas: in Cause No. DCV-18729-13 styled Lamb County Appraisal District, et al., vs. Henderson, Clyde, 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 ONE THOUSAND DOLLARS AND 00/100 (\$1,000.00), said amount being the highest and best offer received from Ismael Guerra, 513 North Dover Ave, Apartment A, Lubbock, Texas 79416, 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 Four (4) and Five (5), Block Six (6), Jones Addition to the City of Littlefield, Lamb County, Texas (R19665)

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 Ismael Guerra, 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 Ast day of July By: Eric Tur				
ATTEST: City/Secretary				
This instrument was acknowledged before me on the				
Notary Public, State of Texas	GLYNNA JANINE BUTLER Notary Public, State of Texas Comm. Expires 01-17-2025			

	6	LAMP COUNTY
By: Jan	nes M. DeLoach, County Judge	H
ATTEST:	OURT OF LAWS	
Donya Katchie	LE COUNTY OF THE	
County Clerk	SAKET A	
This instrument was acknowledged before me or James M. DeLoach, County Judge, on behalf of	n the 28th day of Tune LAMB COUNTY in its capacity there	. 2077by ein stated.
Cynthia Bussey	CYNTHIA BUSSEY My Notary ID # 124587608 Expires July 18, 2022	
Notary Public, State of Texas	73.5	

LITTLEFIELD INDEPENDENT SCHOOL DISTRICT

	By: Leance Broadha	Demel, Board Vice President
	Board Secretary	
at el Upel	This instrument was acknowledged before me on the Lance Broadhurst, Board President, on behalf of LITTLEFII in its capacity therein stated.	
	Maur Ellen Rancel Notary Public, State of Texas	MARY ELLEN RANGEL Notary Public, State of Texas Notary IDIF 713808-4 My Commission Expires 11-28-2022

DICU DI AING	UNDERGROUND	WATED	CONCEDUATIO	N NICTDICT
DISTRICT LANGE	, chaperated colline	**************************************		14 1710 L D.C. L

By:

Jason Coleman as General Manager

This instrument was acknowledged before me on the 30th day of 20,32, 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

"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	§	William 1 1 1 1 1 1 1 1 1
	§	2022-0001645 9/6/2022 10:49 AM Volume 816 Page 809 FILED and certified as RECORDED in the
COUNTY OF LAMB	§	Official Public Records of Lamb County Tonya Ritchie, County Clerk \$46.00



WHEREAS, by an Order of Sale issued out of the 154th Judicial District Court of Lamb County, Texas; in Cause No. DCV-18746-13 styled Lamb County Appraisal District, et al, vs. Bryan, Terry, 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 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 SEVEN THOUSAND DOLLARS AND 00/100 (\$7,000.00), said amount being the highest and best offer received from Mitchell Stinson, 1335 West 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:

East Ten Feet (E/10') of Lot Eleven (11) and all of Lot Twelve (12), in Block Two (2), of The Seymour Subdivision, out of the Westside Addition Blocks Five (5) and Six (6), City of Littlefield, Lamb County, Texas (R20627)

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 Mitchell Stinson, 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.

day of July	, 2022.
	CITY OF LITTLEFIELD
By: Eric Tury	pen, Mayor
ATTEST:	
City Secretary	
This instrument was acknowledged before me on the	
Turpen, Mayor, on behalf of CITY OF LITTLEFIELD	o in its capacity therein stated.
Notary Public, State of Texas	GLYNNA JANINE BUTLER Notary Public, State of Texas Comm. Expires 01-17-2025 Notary ID 10738847

LAMB COUNTY
By: James M. DeLoach, County Judge
ATTEST: Onya Ritchie
County Clerk
This instrument was acknowledged before me on the 28th day of June ,2022 by James M. DeLoach, County Judge, on behalf of LAMB COUNTY in its capacity therein stated.
CYNTHIA BUSSEY My Notary ID # 124587508 Expires July 18, 2022

LITTLEFIELD INDEPENDENT SCHOOL DISTRICT

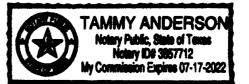
	By: Lance Broadhurst, Board President Pat Demel, Board Vice President
	Board Secretary
	Board Secretary
Pat Demel UP	This instrument was acknowledged before me on the <u>Alat</u> day of <u>July</u> , <u>2022</u> , by <u>Lance Broadhurst</u> ; Board President, on behalf of LITTLEFIELD INDEPENDENT SCHOOL DISTRICT in its capacity therein stated.
	Mary Ellen Rangel Notary Public, State of Texas Notary IDI 713808-4 My Commission Expires 11-28 0000

HICH	PLAINS	UNDERGR	OIIND WAT	TER CONSE	RVATION	DISTRICT
шоп	I LIZILIA		COMP WAS			DISTIMA

By: Jasop Coleman as General Manager

This instrument was acknowledged before me on the 30th day of 2022, 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





2022-00001830 10/12/2022 3:44 PM Volume 817 Page 812 FILED and certified as RECORDED in the Official Public Records of Lamb County \$26.00 Tonya Ritchie, County Clerk



AFFIDAVIT OF FACT

STATE OF TEXAS

COUNTY OF LAMB

The undersigned was named as Grantee in that certain Tax Deed dated July 21, 2022 from City of Littlefield, et al, which conveyed the following described property:

East Ten Feet (E/10') of Lot Eleven (11) and all of Lot Twelve (12), in Block Two (2), of The Seymour Subdivision, out of the Westside Addition Blocks Five (5) and Six (6), City of Littlefield, Lamb County, Texas (R20627)

The aforementioned Tax Deed included a Fee Simple Determinable condition requiring Grantee to do everything necessary to bring the Property into compliance with all state and local codes within 6 months of the execution date of the deed. By signing below, the undersigned affirms that this condition has been fulfilled.

Executed this /2 day of Screen 2022.

Mitchell Stinson

STATE OF TEXAS

COUNTY OF LAMB

This instrument was acknowledged before me on the 12th day of UCTOBU 202, by

Notary Public, State of Texas

