

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

**TAX RESALE DEED**

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SABINE

X

That Sabine County, on behalf of itself and Hemphill Independent School District, Trustee and Sabine County Hospital District whose taxes it collects, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$500.00 cash in hand paid by

**Donald P. Iles  
234 Redbud Drive  
Hemphill, TX 75948**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, have quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Suit No. T-620, Sabine County, Et Al vs. Robert L. Sims, Et Al, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

**0.899 acre, more or less, situated in the S. H. Morris Survey, Abstract 42, Sabine County, Texas, as described in deed dated April 28, 1975, from Wayple L. Farrell, in Volume 175, Page 148, Deed Records of Sabine County, Texas.**

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

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IN TESTIMONY WHEREOF SABINE COUNTY has caused these presents to be executed  
this 12 day of March, 20  .

BY: \_\_\_\_\_

Daryl Melton  
County Judge  
SABINE COUNTY

STATE OF TEXAS

X

COUNTY OF SABINE

X

This instrument was acknowledged before me on this 12 day of March, 2018, by Daryl Melton, County Judge, of SABINE COUNTY.

Janice McDaniel

Printed Name: Janice McDaniel

~~Notary Public~~, State of Texas

~~My Commission Expires.~~ \_\_\_\_\_

County Clerk

**Suit # :** T-620; Sabine County, et al vs. Robert Sims, et al

**Property Description:** 0.899 Acres, more or less, situated in the S H Morris Survey, Abstract 42 (Parcel #40591)

**CAD Value:** \$4,000.00

**Bidder:** Donald P. Iles, 234 Redbud Drive, Hemphill, Texas 75948

**Judgment Date:** March 28, 2014

**Original Sale Date:** June 2, 2015 (No Bid at Resale September 2016)

<b><u>Amount of Bid:</u></b>	\$ 500.00
<b><u>Less Cost:</u></b>	<u>\$1,096.00</u>
<b><u>Total to be Disbursed:</u></b>	\$0.00

<b><u>Judgment Amount:</u></b>		<b><u>%</u></b>	<b><u>Actual Recovery</u></b>
Sabine County	\$ 932.04	18%	\$0.00
Hemphill ISD	\$3,949.11	76%	\$0.00
Sabine County Hospital	\$ 306.40	6%	\$0.00

IN TESTIMONY WHEREOF SABINE COUNTY HOSPITAL DISTRICT has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

Phil Yocom  
President of the Board of Directors  
Sabine County Hospital District

STATE OF TEXAS

X

COUNTY OF SABINE

X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Phil Yocom, President of the Board of the Directors of SABINE COUNTY HOSPITAL DISTRICT.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

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IN TESTIMONY WHEREOF HEMPHILL INDEPENDENT SCHOOL DISTRICT, Trustee  
has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

Chad Moody  
Board President  
HEMPHILL INDEPENDENT SCHOOL  
DISTRICT

STATE OF TEXAS

X

COUNTY OF SABINE

X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Chad Moody, Board President, of HEMPHILL INDEPENDENT SCHOOL DISTRICT.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

After recording return to:

Donald P. Iles  
234 Redbud Drive  
Hemphill, TX 75948

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