

**TAX RESALE DEED**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.**

**DATE OF SALE:** August 24, 1999

**GRANTOR/TAXING UNIT(S):** May Independent School District, and Brown County, Texas

**GRANTEE:** Doris Nelson, and Grady Nelson

**GRANTEE'S MAILING ADDRESS:** 220 Brook Valley Drive; May, Texas 76857

**PROPERTY:**

Lot 87, Block 1, Harbor Point Subdivision, Section I, Brown County, Texas (Volume 1258, Page 12, Official Public Records, Brown County, Texas) Tax Account No. 41193

Lots 171 and 172, Harbor Point II, (Volume 1306, Page 706, Official Public Records, Brown County, Texas) Tax Account No. 41814

**CONSIDERATION:** \$202.00

**TAX FORECLOSURE LAWSUIT:** Cause No. T-2690, Brown County Appraisal District vs. American Resort Properties, Inc. et al, and Cause No. T-2647, Brown County Appraisal District vs. Joel Butts, et al; 35th Judicial District Court, Brown County, Texas

GRANTOR, for and in consideration of the amount set out above, and subject to the reservations from and exceptions to conveyance, and other good and valuable consideration paid by the GRANTEE, the receipt and sufficiency of which are acknowledged by GRANTOR, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY to the GRANTEE all of the right, title and interest, of GRANTOR in the PROPERTY acquired by the tax sale held under the TAX LAWSUIT referenced above.

TO HAVE AND TO HOLD all of its right, title and interest in and to the PROPERTY unto the said GRANTEE, the GRANTEE'S successors and assigns forever without warranty of any kind, so that neither the GRANTOR, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the PROPERTY, premises or appurtenances, or any part thereof.

GRANTOR excludes and excepts any warranties, express or implied, regarding the PROPERTY, including, without limitation, any warranties arising by common law or Section 5.023 of the Texas Property Code or its successor.

GRANTOR has not made, and does not make, any representations, warranties or covenants of any kind or character whatsoever, whether express or implied with respect to the quality or condition of the PROPERTY, the suitability of the PROPERTY for any and all activities and uses which GRANTEE may conduct thereon, compliance by the PROPERTY with any laws, rules, ordinances or regulations of any applicable governmental authority or habitability, merchantability or fitness for a particular purpose, and specifically, GRANTOR does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder, or the U. S. Environmental Protection Agency regulations, or the disposal of any hazardous or toxic substances in or on the PROPERTY.

December 11, 2017  
(Exhibit #6)

The PROPERTY is hereby sold, transferred, and assigned to GRANTEE "as is" and "with all faults".

This conveyance is expressly made subject to property taxes for the tax year 2017 and subsequent years.

This conveyance is expressly subject to any existing right of redemption remaining to the former owner of the PROPERTY under the provisions of law.

This conveyance is expressly subject to all easements and restrictions of record.

When the context requires, singular nouns and pronouns include the plural.

IN TESTIMONY WHEREOF, GRANTOR, pursuant to Section 34.05 of the Texas Property Tax Code, has caused these presents to be executed on the date set forth in the acknowledgement attached hereto, to be effective as of DATE.

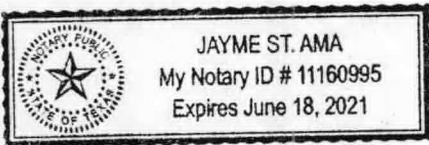
BROWN COUNTY, TEXAS

By: E Ray West  
E. Ray West, III, County Judge

THE STATE OF TEXAS           §  
  §  
COUNTY OF BROWN           §

BEFORE ME, the undersigned authority, on this day personally appeared E. Ray West, III, County Judge, Brown County, Texas, known to me to be the person whose name is subscribed to the foregoing document, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 11<sup>th</sup> day of December, 2017.



J St Ama  
Notary Public, State of Texas

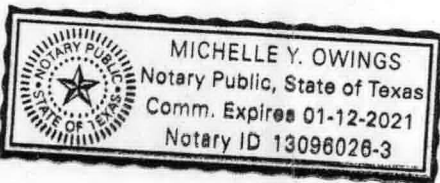
MAY INDEPENDENT SCHOOL DISTRICT

By: *Jeff Phillips*  
Jeff Phillips, President, Board of Trustees

THE STATE OF TEXAS           §  
  §  
COUNTY OF BROWN           §

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Phillips, President, Board of Trustees, May Independent School District, known to me to be the person whose name is subscribed to the foregoing document, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 29<sup>th</sup> day of November, 2017.



*Michelle Y. Owings*  
Notary Public, State of Texas

**After Recording, Return To:**  
McCreary Law Firm  
P.O. Box 1627  
Brownwod, Texas 76804

SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101  
BROWNWOOD TX 76801

PHONE (325) 643-2594

**DO NOT DESTROY**  
**WARNING-THIS IS PART OF THE OFFICIAL RECORD**

INSTRUMENT NO. 1707510

FILED FOR REGISTRATION DECEMBER 11, 2017 12:51PM 3PGS \$34.00

SUBMITTER: MC CREARY LAW FIRM

RETURN TO:

MC CREARY LAW FIRM  
403 FISK  
BROWNWOOD TX 76801

I hereby certify that this instrument was FILED in file number Sequence on the date and at the time stamped heron by me, and was duly RECORDED in the Official Public Records of Brown County, Texas.

By: Sharon Ferguson

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

*Beard*

**MCCREARY, VESELKA, BRAGG & ALLEN, P.C.**

**ATTORNEYS AT LAW**

100 N. 6<sup>th</sup> Street, Suite 602  
Waco, Texas 76701  
www.mvbalaw.com

*ROBERT L. MEYERS,*  
*ATTORNEY AT LAW*  
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FAX. 254-756-0333  
P.O. BOX 1669  
WACO, TX 76703-1669

November 27, 2017

Mr. Steve Howard  
Superintendent  
May Independent School District  
3400 County Road 411 East  
May, TX 76857

RE: Tax Resale Deed to correct title for:

Property ID: 41814 – Lots 171 and 172, Harbor Point II, Brown County, Texas

Property ID: 41193 – Lot 87, Block 1, Harbor Point Subdivision, Section I, Brown County, Texas

Dear Mr. Howard:

The school district was recently contacted concerning the status of ownership of the properties listed above. From our research, we determined that these properties had been foreclosed on by the school district and Brown County in 1997 and 1998 for non-payment of delinquent taxes. The properties were offered for sale at a tax sale conducted by the Sheriff of Brown County. At the tax sale no one purchased the properties and the Sheriff executed two deeds conveying the properties to the school district and Brown County.

It appears from the records of the Brown County Appraisal District that the school district and Brown County conveyed the properties to Doris and Grady Nelson in 1999. Although the appraisal district changed its ownership records to list Doris and Grady Nelson as the owners of the properties, the deed was never filed in the deed records of Brown County. Thereafter Doris and Grady Nelson have conveyed the properties to different persons over the years. At this time Richard Goble is the owner of Lots 171 and 172 Harbor Point II, and Jose Hernandez is the owner of Lot 87, Block I, Harbor Point Subdivision.

Richard Goble is attempting to sell lots 171 and 172, Harbor Point II. Mr. Goble is not able to sell the properties since the original deed from the school district and Brown County was never filed. In order to resolve this problem we have prepared the enclosed Tax Resale Deed. This deed was prepared to correct title (missing link) because the Tax Resale Deed that was prepared at the time of the tax sale in 1999 was never recorded by Doris and Grady Nelson who purchased this property from the taxing Entities, May Independent School District and Brown County.

If the district approves the execution of this deed to replace the missing deed, please have the president of the board of trustees sign the deed, have it notarized and send it to our office at McCreary Law Firm, P.O. Box 1627, Brownwood, Texas 76804.

Mr. Steve Howard  
Page 2 of 2  
November 27, 2017

I am also enclosing copies of the two Sheriff's Tax Deeds by which the properties were conveyed to May Independent School District, Trustee along with Brown County and Road and Flood and a copy of the front page of the Tax Resale Deed that should have been recorded and is listed in the appraisal district records.

I know this is an unusual circumstance, and should you or the school board have any questions, please let me.

Robert L. Meyers

A handwritten signature in black ink, appearing to read "R. Meyers", written in a cursive style. The signature is positioned to the right of the typed name "Robert L. Meyers".

Enclosures