

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.

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on 4th day of October, 2011, the property described below was struck-off to Upshur County, Trustee, pursuant to a delinquent tax foreclosure decree of the 115th Judicial District Court, Upshur County, Texas, and

WHEREAS, the sum of \$2,522.49 has been tendered by Bradena Ford of Upshur County for the purchase of said property pursuant to Section 34.05, Texas Tax Code Ann. (Vernon, 1982);

NOW, THEREFORE, BE IT RESOLVED by the Commissioners Court of Upshur County that its County Judge, Dean Fowler, be and that they are hereby authorized to execute a tax resale deed on behalf of this district conveying to Bradena Ford all of the right, title, and interest of Upshur County, and all other taxing units interested in the tax foreclosure judgment in the following described real property located in Upshur County, Texas

SUIT NO. 10-179TX

UPSHUR COUNTY, ET AL

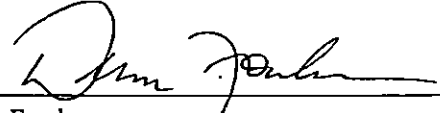
Vs.

BRADFORD DEAN FORD, ET AL

Tract No. 1: Tract 1: 0.2525 acre, more or less, situated in Tract 265, Aniseta Lumbrera Survey, Abstract 3, as described in a deed dated August 26, 2004, from Richard Henson to Brad Ford, in Clerk's File #20503757, Official Records of Upshur County, Texas. (Acct. #40920)

Bradena Ford
412 Bradford Street
Gilmer, TX 75644

PASSED AND APPROVED this 14 day of October, 2016.



Dean Fowler
County Judge of Upshur County


ATTEST:

Upshur County Clerk

Those Voting Aye Were:

PAULA GENTRY
DON GROSS
FRANK BERKA
MIKE SPENCER

Those Voting Nay Were:

2016 OCT 14 AM 10:27
UPSHUR COUNTY, TX.
BY  DEPUTY
FILED
TERRI ROSS
COUNTY CLERK

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TAX RESALE DEED

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF UPSHUR

X

That **Upshur County, Trustee**, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of said governing body which is duly recorded in its official Minutes, hereinafter called grantor, for and in consideration of the sum of **\$2,522.49** cash in hand paid by:

**Bradena Ford
412 Bradford St.
Gilmer, TX 75644**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents does 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. 10-179TX, Upshur County, Et Al vs. Bard Ford, Aka Bradford Dean Ford, Et Al**, in the district court of said county, said property being located in Upshur County, Texas, and described as follows:

Tract No. 1: Tract 1: 0.2525 acre, more or less, situated in Tract 265, Aniseta Lumbrera Survey, Abstract 3, as described in a deed dated August 26, 2004, from Richard Henson to Brad Ford, in Clerk's File #20503757, Official Records of Upshur County, Texas. (Acct. #40920)

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 grantor, 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.

IN TESTIMONY WHEREOF Upshur County has caused these presents to be executed this 14 day of OCTOBER, 2016.

Upshur County

BY: *Dean Fowler*
Dean Fowler
County Judge
Upshur County

STATE OF TEXAS X

COUNTY OF UPSHUR X

This instrument was acknowledged before me on this 14 day of OCTOBER, 2016, by Dean Fowler, County Judge, of Upshur County.



Kristin Culberston
Notary Public, State of Texas

After recording return to:

Bradena Ford
412 Bradford St.
Gilmer, TX 75644

FILED
TERRI ROSS
COUNTY CLERK
2016 OCT 14 AM 10:27
UPSHUR COUNTY, TX.
BY *[Signature]*
DEPUTY