

“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 CLAY       §

**COPY**

WHEREAS, by an Order of Sale issued out of the 97th Judicial District Court of Clay County, Texas; in Cause No. 2018-0104C-CV styled Henrietta Independent School District, et al, vs. William Earl Hair, 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 14th day of December, 2022, 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 14th day of December, 2022 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 FIVE HUNDRED DOLLARS AND 00/100 (\$7,500.00)**, said amount being the highest and best offer received from **Melissa DeAnn Dixon, 801 E Commerce Street, Henrietta, TX 76365**, 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

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*Approved in form by R. Douglas Jordan, PLLC*

Tax Deed: Melissa DeAnn Dixon, 801 E Commerce Street, Henrietta, TX 76365 (R5249)

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 Nine through Ten (9-10), Block Twelve (12), Earles Addition to the City of Henrietta, Clay County, Texas, as the same appears on a map or plat thereof filed in the office of the County Clerk, Clay County, Texas (R5249)**

TO HAVE AND TO HOLD the above described property unto the named purchaser Melissa DeAnn Dixon, 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.

This deed is effective as of the date of the last notary acknowledgment of the Grantors' signatures.

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*Approved in form by R. Douglas Jordan, PLLC*

Tax Deed: Melissa DeAnn Dixon, 801 E Commerce Street, Henrietta,  
TX 76365 (R5249)

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CITY OF HENRIETTA

By: \_\_\_\_\_  
Roy L. Boswell, Mayor

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Roy L. Boswell, Mayor, on behalf of CITY OF HENRIETTA in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

CLAY COUNTY

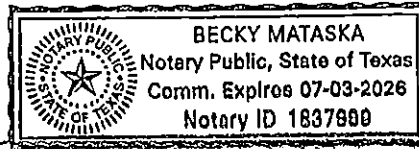
By: \_\_\_\_\_  
Mike Campbell, County Judge

ATTEST:

\_\_\_\_\_  
County Clerk

This instrument was acknowledged before me on the 12<sup>th</sup> day of June, 2023, by Mike Campbell, County Judge, on behalf of CLAY COUNTY in its capacity therein stated.

Becky Mataska  
Notary Public, State of Texas



HENRIETTA INDEPENDENT SCHOOL DISTRICT

By: \_\_\_\_\_  
Brad Yurcho, Board President

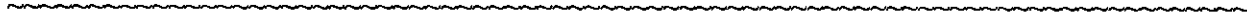
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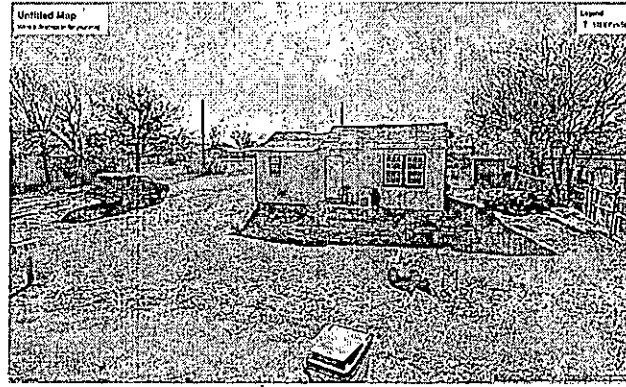
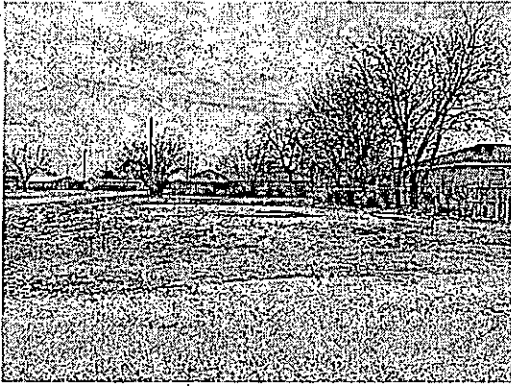
\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Board

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Brad Yurcho, Board President, on behalf of HENRIETTA INDEPENDENT SCHOOL DISTRICT in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas





**Management Info:**

Status: Trust  
Best Process: Sold  
Progress: loaded 3/15/23 per city - has been demolished  
mowing and demo lien - \$7,761.05  
Pending bid to Melissa Dixon 5/11/23

Best Process Type:

**Property Info:**

City: Henrietta  
Cad Property Id: 5249  
Site Description: 815 E Park St, Henrietta, TX 76365, USA

CAD Value: 2,390

Owner Info: City of Henrietta In Trust

Previous Owner:  
William Earl Hair  
331 S Saratoga Trl  
Wichita Falls, TX 76310

Legal Description: Vacant Lots

Lots Nine through Ten (9-10), Block Twelve (12), Earles Addition to the City of Henrietta, Clay County, Texas, as the same appears on a map or plat thereof filed in the office of the County Clerk, Clay County, Texas (R5249)

Homestead: No Site Structure: No Non Affixed Material: No

**Litigation Info:**

Case Number: 2018-0104C-CV  
Judgement Date: 12/14/2022  
Sheriff's Deed Date: 04/10/2023  
Court: 97th  
Style Plaintiff: Henrietta Independent School District, et al  
Style Defendant: William Earl Hair  
Sheriff's Deed Volume: 30876 Vol 209 Pg 216  
Tax Due: No  
Delinquent: Yes

Sale Date: 03/07/2023  
Redemption Date: 10/17/2023

Litigation: No