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+ATTORNEY - MEDIATOR

April 13, 2011

Judge Keith Self  
Collin County Administration Building  
2300 Bloomdale Rd., Suite 4192  
McKinney, Texas 75071

Re: Offer from North Collin County Habitat for Humanity, McKinney to purchase  
407 Wilson

Dear Judge Self:

North Collin County Habitat for Humanity, McKinney has offered to purchase 407 Wilson, McKinney, Texas (SITUATED IN COLLIN COUNTY, TEXAS AND BEING PART OF BLOCK 33 (AKA LOT D) OF RUSSELL'S FIRST ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN VOLUME 761, PAGE 395, COLLIN COUNTY LAND RECORDS) for \$2,500.00.

This property was sold at a Sheriff's Sale on January 7, 1993 pursuant to delinquent tax collection suit number 219-1378-91. There were no bidders and the property was struck off to the City of McKinney for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$12,000.00. The total judgment amount, including taxes, penalties and interest, costs of court, and costs of sale is \$3,858.35.

Pursuant to the Texas Property Tax Code the court costs and costs of sale must be paid first out of the proceeds of a resale. The remainder would be distributed to the taxing jurisdictions pro-rata. Those costs total \$1,873.10. A breakdown of amounts each taxing entity will receive is enclosed.

If all taxing jurisdictions agree to accept \$2,500.00 for the property, the property may be sold for that amount. Each jurisdiction must execute the deed.

There is a second offer to purchase this property for \$6,000.00 made by Earl Holloway. You may choose, but are not obligated, to accept either offer. The enclosed breakdown of amounts includes this second offer. Should you not choose either offer and with the agreement of all taxing entities, the constable can again offer the property at auction.

If your entity decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it in the enclosed self-addressed, stamped envelope.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "David B. McCall". The signature is fluid and cursive, with a large initial "D" and "M".

David B. McCall  
Attorney at Law

Enclosure

Disbursement of Resale Proceeds

**R0937-033-00D0-1**

407 Wilson

Prior owner: PEDRO ARRIOLA

Cause no. 219-1378-91, CITY OF MCKINNEY/COLLIN COUNTY/COLLIN COUNTY  
CCD/MCKINNEY INDEPENDENT SCHOOL DISTRICT vs. PEDRO ARRIOLA

Judgment date: October 22, 1992

Sheriff's sale: January 7, 1993

Judgment amount:	City	\$ 779.23
	County	\$ 275.02
	CCCCD	\$ 114.59
	MISD	\$ 1,123.01

Statutory Amounts Paid prior to Taxes: \$ 1,873.10

Resale price: \$2,500.00

(Pursuant to the Property Tax Code, costs are paid first, and then the remainder is distributed pro rata to the taxing jurisdictions.)

Habitat Offer Disbursement:

City	\$ 213.15
County	\$ 75.23
CCCCD	\$ 31.35
MISD	\$ 307.18

Alternate Offer Disbursement:

City	\$ 1,403.15
County	\$ 495.23
CCCCD	\$ 206.35
MISD	\$ 2,022.18

## SPECIAL WARRANTY DEED

Date: April 12, 2011

Grantor: CITY OF MCKINNEY, MCKINNEY INDEPENDENT SCHOOL DISTRICT, COLLIN COUNTY, and COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

Grantor's Mailing Address (including county):

222 N. Tennessee  
McKinney, Texas 75069  
Collin County

Grantee: North Collin County Habitat for Humanity

Grantee's Mailing Address (including county):

P.O. Box 153  
McKinney, Texas 75070  
Collin County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Property described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
2. Visible and apparent easements over or across subject property.
3. Rights of parties in possession.
4. Any and all easements, restrictions, covenants, conditions and reservations of record, if any, applicable to the herein conveyed property or any part hereof.
5. Any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the property, its physical condition or any other matter or thing relating to or affecting the property and that the property is being conveyed and transferred to Grantee "AS IS, WHERE IS AND WITH ALL FAULTS."

Grantor does not warrant or make any representation, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety, and the environment) or any other matter affecting the property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors, or assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

The intent of this Special Warranty Deed is to transfer the property foreclosed on by the Grantor taxing jurisdictions in Cause No. 219-1378-91 in the 219<sup>th</sup> Judicial District Court, Collin County, Texas, and no more.

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

McKINNEY INDEPENDENT SCHOOL DISTRICT

By: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
(Acknowledgment)  
THE STATE OF TEXAS §  
COUNTY OF COLLIN §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2011, by \_\_\_\_\_ of the McKinney Independent School District as the act and deed of said McKinney Independent School District.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name, (printed):

Notary's commission expires: \_\_\_\_\_

CITY OF MCKINNEY

By: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2011, by \_\_\_\_\_ of the City of McKinney, Texas as the act and deed of said City of McKinney, Texas.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name, (printed):

Notary's commission expires: \_\_\_\_\_

COLLIN COUNTY, TEXAS

By: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2011, by \_\_\_\_\_ of Collin County, Texas as the act and deed of said Collin County, Texas.

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

Notary's name, (printed):

Notary's commission expires: \_\_\_\_\_

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

By: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2011, by \_\_\_\_\_, \_\_\_\_\_ of Collin County Community College District as the act and deed of said Collin County Community College District.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name, (printed):

Notary's commission expires: \_\_\_\_\_

EXHIBIT A

SITUATED IN COLLIN COUNTY, TEXAS AND BEING PART OF BLOCK 33 (AKA LOT D) OF RUSSELL'S FIRST ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN VOLUME 761, PAGE 395, COLLIN COUNTY LAND RECORDS.