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September 11, 2020

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

Re: Offer from Evaristo Godinez to purchase 8 small lots, approximately 200 Block of Bailey Street, Anna, TX

Dear Judge Self:

Evaristo Godinez has offered to purchase 8 small lots, approximately 200 Block of Bailey Street, Anna, Collin County, Texas, being No. R-1189-000-054A-1: "Westminster Original Donation (Cwt), Lot 54A", No. R-1189-000-054B-1: "Westminster Original Donation (Cwt), Lot 54B", No. R-1189-000-054C-1: "Westminster Original Donation (Cwt), Lot 54C", No. R-1189-000-054D-1: "Westminster Original Donation (Cwt), Lot 54D", No. R-1189-000-054E-1: "Westminster Original Donation (Cwt), Lot 54E", No. R-1189-000-054F-1: "Westminster Original Donation (Cwt), Lot 54F", No. R-1189-000-056D-1: "Westminster Original Donation (Cwt), Lot 49D & 49E", No. R-1189-000-054F-1: "Westminster Original Donation (Cwt), Lot 49F" for \$1,800.00.

This property was sold at a Sheriff's Sale on June 6, 1972 pursuant to delinquent tax collection suit number 30,948. There were no bidders and the property was struck off to the County for itself and on behalf of the other taxing jurisdictions.

The property's most recent combined value according to the Appraisal District is \$15,510.00. The property was struck off for the minimum amount, \$1,735.26, which includes taxes, penalties and interest, costs of court, and costs of sale. There are no delinquent taxes, penalties or interest currently due on the tracts. Currently there are no costs still due to be paid from the proceeds of sale. A breakdown of amounts each taxing entity will receive is attached. And because these tracts are selling for more than the statutory minimum bid, this re-sale only requires the approval of this Commissioner's Court.

If Collin County approves this sale, attached for execution is a Deed Without Warranty our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize this transaction.

Please let me know if you have any questions or if you need additional documentation.
It is an honor to serve Collin County.

Sincerely yours,

A handwritten signature in blue ink that reads "Tracy A. Ponders". The signature is written in a cursive style with a horizontal line extending to the right.

Mr. Tracy A. Ponders
Director, Tax Division

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

**DEED WITHOUT WARRANTY
(TAX FORECLOSED PROPERTY RESALE)**

Date: _____, 2020

Grantor: COLLIN COUNTY, as Trustee for itself, the State of Texas and Westminster ISD
(now Anna ISD)

Grantor's Mailing Address (including county):
P.O. Box 517
McKinney, Texas 75070
Collin County

Grantee: Evaristo Godinez

Grantee's Mailing Address (including county):
307 S. Georgia Avenue
Anna, TX 75409
Collin County

Consideration: ONE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS
(\$1,800.00) 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.
6. All oil, gas, and other minerals reserved by prior grantors.

By acceptance of this Deed, Grantee acknowledges and agrees that the Property is being purchased and conveyed "AS IS" with all faults and defects whether patent or latent as of the closing. Grantors, on behalf of themselves and the other taxing entities on whose behalf it holds title to the Property, specifically negates and disclaims any representations, warranties or

guaranties of any kind or character, whether express or implied, oral or written, past, present, future or otherwise, of, as to, concerning or with respect to the Property, including without limitation (i) the nature and condition of the Property and the suitability thereof for any and all activities and uses which Grantee may elect to conduct thereon, (ii) the nature and extent of any right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or any other matter relating in any way to the Property, (iii) the compliance of the Property or its operation with any laws, ordinances or regulations of any government or other authority or body, (iv) the existence of any toxic or hazardous substance or waste in, on, under the surface of or about the Property, (v) geological conditions, including, without limitation, subsidence, subsurface conditions, water table, underground water reservoirs, limitations regarding the withdrawal of water and faulting, (vi) whether or not and to the extent to which the Property or any portion thereof is affected by any stream (surface or underground), body of water, flood prone area, floodplain, floodway or special flood hazard, (vii) drainage, (viii) zoning or land use restrictions rules and regulations to which the Property or any portion thereof may be subject, (ix) the availability of any utilities to the Property or any portion thereof including, without limitation, water, sewage, gas and electric and including the utility availability capacities allocated to the Property by the relevant governmental or regulatory authority, (x) usages of adjoining property, (xi) access to the Property or any portion thereof, (xii) the value, compliance with the plans and specifications, size, location, age, use, design, quality, description, durability, structural integrity, operation, leasing, title to, or physical or financial condition of the Property or any portion thereof, or any income, expenses, charges, liens, encumbrances, rights or claims on or affecting or pertaining to the Property or any part thereof, (xiii) the potential for further development of the Property, or (xiv) the merchantability of the Property or fitness of the Property for any particular purpose (Grantee affirming that Grantee has not relied on Grantors' skill or judgment to select or furnish the Property for any particular purpose, and that Grantor makes no warranty that the Property is fit for any particular purpose).

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 WITHOUT WARRANTY.

The intent of this Deed Without Warranty is to transfer the property foreclosed on by the Grantor taxing jurisdictions in Cause No. 30,948 in the 401st Judicial District Court, Collin County, Texas, and no more.

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

COLLIN COUNTY, TEXAS

By: _____

Title: _____

ATTEST:

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2020, by _____, _____ of Collin County, Texas as the act and deed of said Collin County, Trustee.

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

Notary's commission expires: _____

EXHIBIT A

R-1189-000-054A-1: “Westminster Original Donation (Cwt), Lot 54A” as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and as further described in that sheriff’s deed recorded on July 14, 1972 in Volume 828 Page 653 of the Deed Records of Collin County, Texas

R-1189-000-054B-1: “Westminster Original Donation (Cwt), Lot 54B” as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and as further described in that sheriff’s deed recorded on July 14, 1972 in Volume 828 Page 653 of the Deed Records of Collin County, Texas

R-1189-000-054C-1: “Westminster Original Donation (Cwt), Lot 54C” as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and as further described in that sheriff’s deed recorded on July 14, 1972 in Volume 828 Page 653 of the Deed Records of Collin County, Texas

R-1189-000-054D-1: “Westminster Original Donation (Cwt), Lot 54D” as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and as further described in that sheriff’s deed recorded on July 14, 1972 in Volume 828 Page 653 of the Deed Records of Collin County, Texas

R-1189-000-054E-1: “Westminster Original Donation (Cwt), Lot 54E” as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and as further described in that sheriff’s deed recorded on July 14, 1972 in Volume 828 Page 653 of the Deed Records of Collin County, Texas

R-1189-000-054F-1: “Westminster Original Donation (Cwt), Lot 54F” as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and as further described in that sheriff’s deed recorded on July 14, 1972 in Volume 828 Page 653 of the Deed Records of Collin County, Texas

R-1189-000-056D-1: “Westminster Original Donation (Cwt), Lot 49D & 49E” as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and as further described in that sheriff’s deed recorded on July 14, 1972 in Volume 828 Page 653 of the Deed Records of Collin County, Texas

R-1189-000-054F-1: “Westminster Original Donation (Cwt), Lot 49F” as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, and as further described in that sheriff’s deed recorded on July 14, 1972 in Volume 828 Page 653 of the Deed Records of Collin County, Texas