

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)**

Grantor: COLLIN COUNTY as Trustee for itself, Collin County Community College District, City of Celina and Prosper Independent School District, per Texas Property Tax Code Sec. 34.05(h).

Grantor's Mailing Address (including county):

Collin County
Attention: County Administrator
Administration Building
2300 Bloomdale Rd.
McKinney, Collin County, Texas 75071

Grantee: TNTAS LLC

Grantee's Mailing Address (including county):

4628 Sundance Dr.
Plano, Collin County, Texas 75024

Consideration: FORTY-NINE THOUSAND AND NO/100 DOLLARS (\$49,000.00), being in excess of the minimum required purchase price as required by Texas Property Tax Code Sec. 34.05.

Property Description (including any improvements):

Located in Celina, Collin County, Texas: "OXFORD FARMS ADDITION (CCL), LOT 10" [Collin Co. Tax Office Acct. No. R307200001001, Collin CAD #2017771] as described by the Collin Central Appraisal District and the tax maps of Collin County, Texas, further described in that warranty deed filed with the Collin County Clerk as Doc. 20200602000810520, and foreclosed upon pursuant to the judgment and orders in Cause No. 471-06762-2021 – Prosper ISD et al v RF220871656US Trust, for judgment years 2020-2022.

Reservations from and Exceptions to Conveyance and Warranty: 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 and bid off to the Grantor taxing jurisdictions in Cause No. 471-06762-2021- Prosper ISD et al v RF220871656US Trust, in the 471st Judicial District Court, Collin County, Texas, and no more.

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

IN TESTIMONY WHEREOF, and executed this 31 day of March,
2025.

By:


CHRIS HILL, COUNTY JUDGE
COLLIN COUNTY, TEXAS

STATE OF TEXAS §
COLLIN COUNTY §

BEFORE ME the undersigned authority, on this day personally appeared **CHRIS HILL**, as **COUNTY JUDGE**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes, consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 31 DAY OF March,
2025.


Notary Public
Commission Expires:

After recording return to:

Yossi Barazani
4728 Sundance Dr.
Plano TX 75024

