

RESOLUTION 11 - 23

WHEREAS, the City of Commerce; Hunt County and Hunt Memorial Hospital District and Commerce ISD became, pursuant to a Sheriff's sale for delinquent taxes, the owner of a certain tract of land described in the, attached Exhibit "A" and incorporated herein;

WHEREAS, because the property described is not currently on the tax roll and will not be added to the tax roll until it is sold, it is desirable that the property be sold so that it may be added to the tax roll and so that the taxes may be assessed against the property in the future;

WHEREAS, an offer has been made to purchase the property, and the City of Commerce acting on behalf of itself and as Trustee for Hunt County and Hunt Memorial hospital District and Commerce ISD wishes to accept the offer of F.B. Aslan to purchase the property for \$3,477.94;

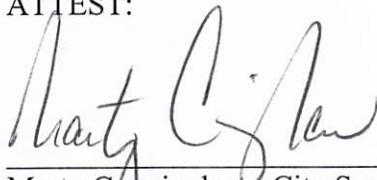
WHEREAS, the City Council of the City of Commerce believes a sale for this price is the best interest of the city. All taxes, penalties, interest, fees and costs of court are paid in full; and

WHEREAS, the funds received pursuant to this sale shall be distributed according to the Texas Property Tax Code, and shall constitute payment in full of all taxes, penalties and interest due all taxing entities herein named.

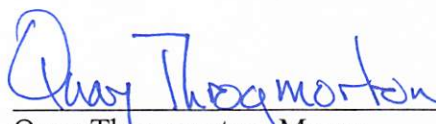
Be it therefore Resolved that the City of Commerce hereby authorizes, Mayor of the City of Commerce to sign the Deed without Warranty on behalf of the City of Commerce, and as Trustee for Hunt County and Hunt Memorial hospital District and Commerce ISD.

PASSED AND APPROVED THIS THE 21st DAY OF JUNE, 2011.

ATTEST:


Marty Cunningham, City Secretary

CITY OF COMMERCE:


Quay Throgmorton, Mayor

DEED WITHOUT WARRANTY

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HUNT §

THAT the CITY OF COMMERCE (the "CITY") a political subdivision of the State of Texas, for and in consideration of the sum of \$3,477.94, the receipt of which is hereby acknowledged, on behalf of itself and as trustee for the HUNT COUNTY and HUNT MEMORIAL HOSPITAL DISTRICT and COMMERCE INDEPENDENT SCHOOL DISTRICT hereby grants, sells and conveys to F.B. Aslan (the "GRANTEE"), and does grant, sell and convey, subject to the terms, conditions, provisions, and restrictions herein set forth unto GRANTEE the following described real property situated in Hunt County, Texas (the "PROPERTY"), to wit:

Situated in the County of Hunt, State of Texas, ORIG TOWN OF COMMERCE, BLOCK 75, LOT 2A,3A AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 937 PAGE 547 IN THE DEED RECORDS OF HUNT COUNTY, TEXAS - 70266

This conveyance is made and accepted subject to: (i) any and all outstanding minerals, mineral leases, restrictions, covenants, conditions and easements, to the extent that they are in force and effect; to the extent that they are applicable and enforceable; (iii) any and all easements, rights of way and encroachments, including any utilities buried beneath the surface of the ground; and (iv) all rights of parties in possession of any part of the PROPERTY.

GRANTEE EXPRESSLY ACCEPTS THE PROPERTY IN AN "AS IS" CONDITION, WITH ALL OF ITS FAULTS, IF ANY. GRANTEE RELEASES ALL CLAIMS AND CAUSES OF ACTION, AT LAW OR IN EQUITY, GRANTEE MAY HAVE AGAINST THE COUNTY, ITS OFFICERS, AGENTS, AND EMPLOYEES. GRANTEE ALSO RELEASES THE COUNTY AND ALL OTHER RELEVANT TAXING AUTHORITIES, THEIR OFFICERS, AGENTS AND EMPLOYEES, FROM ANY AND ALL CLAIMS AND CAUSES OF ACTION IN CONNECTION WITH THE PURCHASE OF THE PROPERTY, AND ITS SALE TO GRANTEE. THIS RELEASE IS BINDING UPON GRANTEE'S SUCCESSORS, AND ASSIGNS. GRANTEE REPRESENTS THAT IT HAS HAD SUFFICIENT OPPORTUNITY REPRESENTATION OR DISCLOSURE BY THE COUNTY IN CONNECTION WITH ITS PURCHASE. GRANTEE IS LIABLE FOR THE PRO RATA 2008 PROPERTY TAXES FUTURE YEARS WHILE GRANTEE OWNS THE PROPERTY. GRANTEE EXPRESSLY RELEASES THE COUNTY FROM ANY LIABILITIES, WARRANTIES, GUARANTEES, EXPENSES AND COSTS ASSOCIATED WITH OR ARISING OUT OF THE CONDITION OF THE PROPERTY AND CONVEYANCE THEREOF, NOW OR AT ANY TIME IN THE FUTURE.

TO HAVE AND TO HOLD the property subject to the aforesaid, unto GRANTEE, its heirs, successors, and assigns forever.

F.B. Aslan, 2819 Birchwood Lane, Commerce, Texas 75428

NOTWITHSTANDING ANYTHING HEREIN CONTAINED TO THE CONTRARY, THIS CONVEYANCE IS MADE WITHOUT WARRANTY OF TITLE OF ANY KIND, WHETHER STATUTORY, EXPRESS OR IMPLIED.

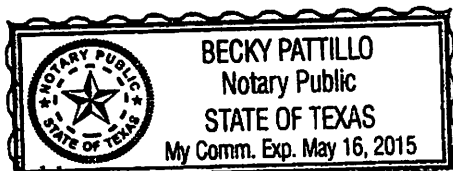
EXECUTED EFFECTIVE the 22nd day of June, A.D., 20 11.

CITY OF COMMERCE

BY: Quay Throgmorton
Mayor

BEFORE ME, the undersigned authority, on this day personally appeared, Mayor of the City of Commerce known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the CITY OF COMMERCE, Texas a political subdivision of the State of Texas, acting on behalf of itself and as Trustee for HUNT COUNTY and HUNT MEMORIAL HOSPITAL DISTRICT and COMMERCE INDEPENDENT SCHOOL DISTRICT and that he executed the same as the act of the City of Commerce for the purposes and consideration therein expressed and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 22nd day of June, A.D., 20 11.



Becky Pattillo
Notary Public, State of Texas

Grantor's Address:

City of Commerce, 1119 Alamo, Commerce, Texas 75428

Grantee's Address:

F. B. Aslan, 2819 Birchwood Lane, Commerce, Texas 75428