

DEED WITHOUT WARRANTY

STATE OF TEXAS

KNOW ALL MEN BY THESE

PRESENTS:

COUNTY OF STEPHENS

That County of Stephens, acting through the County Judge; City of Breckenridge, acting through the Mayor, Stephens County Hospital District, acting through the President of the Board of Directors, and the Breckenridge Independent School District, acting through the President of the Board of Trustees; and as hereunto duly authorized by resolution of their governing bodies which is of record in the Minutes of said Bodies, for and in the consideration of the sum of **TWO THOUSAND and 00/100 DOLLARS, (\$2,000.00), AND OTHER CONSIDERATIONS** cash in hand paid by **JOSE MEDINA, 306 n Veale St, Breckenridge, Texas 76424** the receipt of which is acknowledged and confessed, has conveyed and by these presents does convey unto said **JOSE MEDINA**, all of the right title and interest of County of Stephens, City of Breckenridge, Stephens County Hospital District and the Breckenridge Independent School District, which were parties to the tax foreclosure judgment against the property which was acquired by tax foreclosure sale heretofore held, in and to the following property being located in Stephens County, Texas, to wit:

Lot 3 and 4, Block 2, Holloman's Addition, City of Breckenridge, Stephens County, Texas being that property more particularly described in Volume 914, Page 111 of the Official Public Records, Stephens County, Texas, Cause #CV32771, Account #R000011873

TO HAVE AND TO HOLD all of its right, title and interest in and to the property and premises described above unto the said grantee, **JOSE MEDINA**, its heirs and assigns forever, so that no taxing unit named above which were parties to the said tax foreclosure judgment, nor any person claiming under them, shall at any time hereafter, have, claim or demand any right or title to the aforesaid property, premises or appurtenances, or any part thereof.

NOTICE OF CONFIDENTIALITY RIGHT: 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.

Grantors have not made, and do not make any representations, warranties or covenants of any kind or character whatsoever, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which grantees may conduct thereon, compliance by the property with any laws, rules, ordinances or regulations of any applicable governmental authority or habitability, merchantability or fitness for a particular purpose, and specifically, grantors do not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder, or the U.S. Environmental Protection Agency regulations, or the disposal of any hazardous or toxic substances in or on the property.

The property is hereby sold, transferred, and assigned to grantee "as is" and "with all faults".

IN TESTIMONY WHEREOF THE County of Stephens, City of Breckenridge, Stephens County Hospital District and the Breckenridge Independent School District, have caused these presents to be executed this the 14th day of July, 20 23.

COUNTY OF STEPHENS

By *Michael C. Roach*
COUNTY JUDGE

THE STATE OF TEXAS

COUNTY OF STEPHENS

Before me, the undersigned authority on this day personally appeared Michael C. Roach, COUNTY JUDGE OF COUNTY OF STEPHENS, 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 and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 22 day of August, A.D., 2023.



Cecelia Gonzales
Notary Public, State of Texas
My Commission expires 2/24/2026

CITY OF BRECKENRIDGE

By: _____
MAYOR

THE STATE OF TEXAS

COUNTY OF STEPHENS

Before me, the undersigned authority, on this day personally appeared _____, Mayor of The City of Breckenridge, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the official capacity indicated and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20__.

Notary Public, State of Texas
My commission expires _____

BRECKENRIDGE INDEPENDENT SCHOOL DISTRICT

By _____
TRUSTEE

THE STATE OF TEXAS

COUNTY OF STEPHENS

Before me, the undersigned authority on this day personally appeared _____, PRESIDENT OF THE BOARD OF TRUSTEES of the Breckenridge Independent School District 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 and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, A.D.,
20 ____.

Notary Public, State of Texas
My Commission expires _____

STEPHENS COUNTY HOSPITAL DISTRICT

By _____
PRESIDENT

THE STATE OF TEXAS

COUNTY OF STEPHENS

Before me, the undersigned authority on this day personally appeared _____, PRESIDENT OF THE BOARD OF DIRECTORS, 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 and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, A.D.,
20 ____.

Notary Public, State of Texas
My Commission expires _____