

Incomplete document attached until the fully executed document is received.

“NOTICE OF CONFIDENTIALITY RIGHTS: 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.”

TAX DEED

STATE OF TEXAS §

§

COUNTY OF JACK §

WHEREAS, by an Order of Sale issued out of the 271st Judicial District Court of JACK County, Texas; in Cause No. 5016-B styled Jacksboro Independent School District, vs. Annie Neves Johnson Estate, and delivered to the Sheriff directing him to seize, levy upon and sell the hereinafter described property to satisfy the amount of all delinquent taxes, penalties, interest and costs which were secured by a judgment rendered in said cause on the 1st day of August, 2025, in favor of the Plaintiffs.

WHEREAS, in obedience to said Order of Sale, the Sheriff did seize and levy on the hereinafter described property and all the estate, right, title and interest or claims which said Defendants so had, in and to, on the 1st day of August, 2025 and since that time had of, in and to, the hereinafter described real property; and as prescribed by law for Sheriff's sales, did offer to sell such real property at public auction.

WHEREAS, at said sale no bid being received which was equal to the adjudged value of said real property as fixed by said court or the aggregate amount of said judgment established therein, the title to said real property pursuant to said judgment and Section 34.01 of the Texas Property Tax Code was struck off in trust for the use and benefit of each taxing district having been by said judgment adjudged to have valid tax liens against such real property, and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the taxing entities set forth in the judgment in said cause, pursuant to the provisions of Section 34.05 of the Texas Property Tax Code, for and in consideration of the sum of **FOUR THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$4,500.00)**, said amount being the highest and best offer received from **Jonthan Darling, 12429 County Rd 372, Anson, TX 79501**, receipt of which is hereby acknowledged, and by these presents do convey, expressly subject to the right of redemption by the Defendants in said tax suit as provided by Section 34.21 of the Texas Property Tax Code, and further subject to all presently recorded and validly existing restrictions, reservations, covenants, conditions, easements, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, all the right, title and interest as was acquired by the taxing entities through foreclosure the certain tract of land described as follows:

Fourteen (14), Block Twelve (12), City of Jacksboro, Jack County, Texas, as more particularly described in a deed recorded in Volume 310 at Page 747 of the Deed Records of Jack County, Texas (R7278)

Grantee will do everything necessary to bring the Property into compliance with all state and local codes within six months of the execution date of this deed. An affidavit stating that the condition has been fulfilled, filed within six months of said date, if not contradicted by a recorded statement filed within the same six months, is conclusive evidence that the condition has been satisfied, and Grantee and third parties may rely on it.

TO HAVE AND TO HOLD the above described property unto the named purchaser Jonathan Darling, his/her heirs, successors and assigns forever, free and clear of all liens for ad valorem taxes against such property delinquent at the time of judgment in the above referred tax suit to all taxing units which were a party of said suit and as fully and absolutely as the entities named below can convey the above described real property by virtue of said judgment and Order of Sale and said Section 34.05 of the Texas Property Tax Code.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.

This tax deed may be executed in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Jonathan Darling

This instrument was acknowledged before me on the _____ day of _____, _____, by Jonathan Darling.

Notary Public, State of Texas

This deed is effective as of the date of the last notary acknowledgment of the Grantors' and Grantee's signatures.

CITY OF JACKSBORO

By: _____
Alton Morris, Mayor

ATTEST:

City Secretary

This instrument was acknowledged before me on the _____ day of _____, _____,
by Alton Morris Mayor on behalf of CITY OF JACKSBORO in its capacity therein stated.

Notary Public, State of Texas

JACK COUNTY

By: 1
Brian Keith Umphress, County Judge

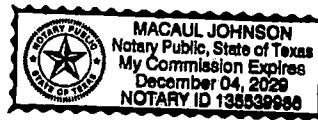
ATTEST:

Janessa James
County Clerk



This instrument was acknowledged before me on the 21st day of July 2020 by
Brian Keith Umphress, County Judge, on behalf of JACK COUNTY in its capacity therein stated.

Macaul Johnson
Notary Public, State of Texas



JACKSBORO INDEPENDENT SCHOOL DISTRICT

By: _____
Martha H. Salmon, President of the Board

ATTEST:

Board Secretary

This instrument was acknowledged before me on the _____ day of _____, _____, by
Martha H. Salmon, President of the Board, on behalf of JACKSBORO INDEPENDENT SCHOOL
DISTRICT in its capacity therein stated.

Notary Public, State of Texas

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**JACK COUNTY HOSPITAL DISTRICT**

By: \_\_\_\_\_  
Lori McBrayer, Board President

ATTEST:

\_\_\_\_\_  
Board Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Lori McBrayer, Board President, on behalf of JACK COUNTY HOSPITAL DISTRICT in its capacity therein stated.

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

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JACK COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT

By: _____
Board President

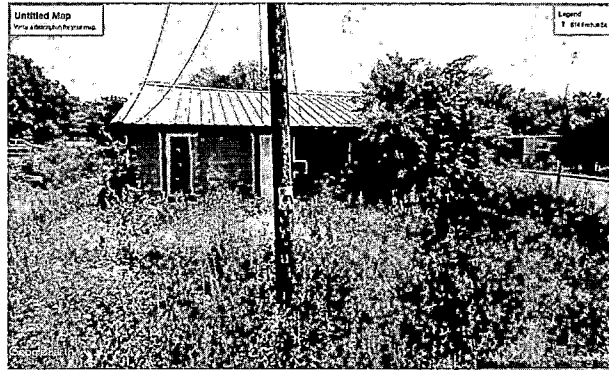
ATTEST:

Board Secretary

This instrument was acknowledged before me on the _____ day of _____, _____, by
Board President, on behalf of JACK COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT
in its capacity therein stated.

Notary Public, State of Texas

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### Management Info:

Status: Trust

Best Process: Sold Best Process Type:

Progress: Bid Pending to Jonathan Darling

### Property Info:

City: Jacksboro

Cad Property Id: 7278 CAD Value: 35,650

Site Description: 614 Foxhall St, Jacksboro, TX 76458, USA

Owner Info: City of Jacksboro in trust

Legal Description: Previous owner:  
JOHNSON ANNIE NEVES EST (DEC'D 4-16-2019)  
% MILDRED317 EVERGREEN COURT MINERAL WELLS TX 76067ED ANN JOHNSON  
Must be brought into code within 6 months

Lot Fourteen (14), Block Twelve (12), City of Jacksboro, Jack County, Texas, as more particularly described in a deed recorded in Volume 310 at Page 747 of the Deed Records of Jack County, Texas;

Homestead: No Site Structure: Yes Non Affixed Material: Yes

### Litigation Info:

Case Number: 5016-B

Judgement Date: 08/01/2025 Sale Date: 01/06/2026

Sheriff's Deed Date: 02/05/2025 Redemption Date: 08/14/2025

Court: 271st

Style Plaintiff: Jacksboro Independent School District

Style Defendant: Annie Neves Johnson Estate

Sheriff's Deed Volume: 20260000734

Tax Due: No

Delinquent: Yes Litigation: No

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