



## Tax Property Bidders

# Notice

It is your responsibility to complete your bid, place it in an envelope, seal it and deliver it only to the office assistants at the front desk of the Department of Sustainable Development and Construction – Real Estate Division, 320 E. Jefferson Boulevard, Room 203, no later than 8:30 A.M. on bid opening day. The office assistants at the front desk cannot assist you, the bid must be sealed and for your eyes only. If you do not understand the bidding instructions, please consult a Real Estate Specialist or Attorney for assistance no later than the day before the deadline for bid submission.

Thank you for your cooperation.

**Bonnie Meeder, Assistant Director  
Sustainable Development and Construction  
Real Estate Division**





**YOU MUST SUBMIT A COMPLETE PROPOSAL  
OR  
IT MAY BE DISQUALIFIED**

1. Read carefully the General Conditions for Proposals.
2. Enclose your deposit, including the **\$50.00 deed processing fee**, with the proposal form. **(CASHIER'S CHECK OR MONEY ORDER PAYABLE TO THE CITY OF DALLAS) NO PERSONAL CHECKS WILL BE ACCEPTED. BIDS NOT MEETING MINIMUM BID AMOUNT WILL BE DISQUALIFIED.**
3. Complete all the following:
  - a. sign the proposal
  - b. sign the No Title-Policy Statement
  - c. sign the Certification of no Debts Owed to the City form
  - d. complete and sign Properties Owned Within the City of Dallas
  - e. complete and sign the Additional Bidder Information form
  - f. sign the No "Conflict of Interest" Statement
4. Submit your proposal for each Property in a separate sealed envelope to: Sustainable Development and Construction-Real Estate Division, 320 East Jefferson Boulevard, Room 203, Dallas, Texas 75203 with the following language indicated below typed on the exterior:

**TAX PROPERTY SALE**

For (Address of Property): \_\_\_\_\_  
To Be Opened: **FEBRUARY 23, 2012**

**ALL ENVELOPES MUST HAVE THE ADDRESS OF  
THE PROPOSED PROPERTY CLEARLY INDICATED ON THE OUTSIDE.**

All Proposals must be received at the Sustainable Development and Construction-Real Estate Division, 320 East Jefferson Boulevard, Room 203, Dallas, Texas 75203, no later than **8:30 A.M. on February 23, 2012**. You may be required to be present at Proposal opening.

**ALL SALES ARE SUBJECT TO THE APPROVAL OF  
THE DALLAS CITY COUNCIL.**



**PROPOSAL FOR THE CITY OF DALLAS TAX FORECLOSED PROPERTY:**

**ALL SALES ARE SUBJECT TO APPROVAL BY THE DALLAS CITY COUNCIL.**  
**THE CITY RESERVES THE RIGHT TO REJECT ANY AND ALL PROPOSALS.**

Separate sealed Proposals on each Property will be received by the Department of Sustainable Development and Construction - Real Estate Division until 8:30 A.M. on February 23, 2012 in Room 203. On said date, all Proposals will be opened and publicly read aloud at 10:00 A.M. at 320 East Jefferson Boulevard, 1<sup>st</sup> floor Cafeteria, Dallas, Texas. All Proposals shall remain in effect for 90 days after the due date of submission.

**RETURN TO: ASSISTANT DIRECTOR-SUSTAINABLE DEVELOPMENT**  
**320 East Jefferson Boulevard, Room 203**  
**Dallas, Texas 75203**  
**Attn: Tax Property Sale**

I hereby submit my proposal for the purchase of Property located at:

Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

**Bid/Proposal Amount \$** \_\_\_\_\_

**Deposit Amount** (Including the \$50.00 deed processing fee\*\*) \$ \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

I understand and agree that by submitting this offer for the Property, the "General Conditions for Proposals," described below, are part of this Proposal and that the "General Conditions for Proposals" will survive the closing of this transaction if approved, and the delivery of any deed or other instrument(s) in connection with the sale of the Property. I understand that in addition to the Proposal Amount for the Property, I must pay a \$50.00 deed processing fee. For Proposal Amounts less than \$1,000.00, I have included a cashier's check or money order payable to the City of Dallas for the Proposal Amount plus the \$50.00 processing fee. For Proposal Amounts less than \$10,000.00, I have included a cashier's check or money order payable to the City of Dallas for the required \$1,000.00 deposit plus the \$50.00 processing fee. For Proposal Amounts greater than \$10,000.00, I have included a cashier's check or money order payable to the City of Dallas for the required 10% of the Proposal Amount or \$10,000.00, whichever is less, plus the \$50.00 processing fee.

**(\*\*Additional deed processing fees may be required, upon request).**



City of Dallas

**READ CAREFULLY**

The land and any improvements described above shall be herein referred to as the "Property". The Quitclaim Deed to the Property, whether tax foreclosed or seized, will acknowledge that said Property is subject to the prior owner's right of redemption, if any. The Property is purchased "AS IS, WHERE IS, AND WITH ALL FAULTS." A sample copy of the Quitclaim Deed is attached. It is my responsibility to examine all applicable building codes and zoning ordinances to determine if the Property can be used for the purposes desired. It is my responsibility to check for outstanding or pending code enforcement actions, including but not limited to repair or demolition orders. Code Enforcement inquiries must be directed to the Code Compliance Department, 312 Canton Street, Dallas, Texas 75202, (214) 670-5708. The term Proposer shall include the individuals or entities submitting this proposal and bid(s), their spouses, and any individual, their spouse or entity with a shared controlling interest.

The City of Dallas disclaims any responsibility as to the accuracy or completeness of any information relating to any Property for sale. The data in the bidding packet and in the newspaper advertisement serves only as a public resource for general information. Nothing in the bidding packet and/or in the City of Dallas newspaper advertisement should be used by the reader as a source of legal advice. The bidding packet and/or the City of Dallas newspaper advertisement does not create an attorney-client relationship between the reader and the City of Dallas, nor is it intended to do so. When the context requires, singular nouns and pronouns include the plural. The bidding packet, including the materials and the City of Dallas advertisement are provided "AS IS" without warranties of any kind, either express or implied, including, but not limited to, the implied warranties of merchantability, fitness for a particular purpose, or non-infringement.

The quitclaim of the Property to the maximum extent allowed by law is made on an "AS IS, WHERE IS, AND WITH ALL FAULTS" basis and is subject to all visible and apparent taxes, penalties, interests, easements, and any other instruments that are of public record. The Proposer agrees to accept a Quitclaim Deed to the Property. Said Proposer understands that there are no warranties or guaranties associated with a Quitclaim Deed and that such deed conveys only whatever interest the City of Dallas acquired in the Property, if any. The Proposer understands and agree that the Quitclaim Deed is subject to the prior owner's right of redemption, if any. The Proposer further understands and agrees that the City of Dallas shall have no responsibility or liability arising from the accuracy of any matter, fact, or thing relating to said Property. Further, the City of Dallas is not obligated and will not provide or pay for a survey, plat, any environmental review, study, or other related reviews, or documents. However, the Proposer may do so at their sole cost and expense.

The Property is subject to post judgment taxes, penalties and interests, if any. Any post judgment taxes, penalties and interest will be the Proposer's responsibility pursuant to the Texas Property Tax Code, including the pro-rata Property taxes for the remaining part of the then current calendar year, which will be assessed from the date of execution of the Quitclaim Deed. The Proposer represents he has read and fully understands sections 33.52 and 34.01 of the Texas Property Tax Code in its entirety, including all

other applicable sections of the Texas Property Tax Code that relate to this transaction. The Proposer further understands and agrees to pay the post judgment taxes and the pro-rata (current year) Property taxes from the date of closing through all future years so long as said Proposer owns the Property. The Proposer understands and agrees that the City of Dallas acquired the Property by a tax foreclosure sale and said Proposer is familiar with the legal issues involved in such transactions and sale, including the subsequent resale to bidder(s) and/or purchaser(s), and the risks and limitations of such sales. Said Proposer represents that he is equally knowledgeable as the City of Dallas in these matters and transactions.

The City of Dallas is not responsible for any misrepresentations, failure of disclosures, errors, or any negligent or wrongful acts occurring in the context of, or pertaining to the closing of this transaction. The City of Dallas, its officers, agents, and employees are released from any and all claims and cause of actions in conjunction with the bidding, terms, conditions, tax foreclosure, and sale of the Property.

If my Proposal is accepted, the balance of the purchase price owed, if any, shall be paid in full by cashier's check or money order, made payable to the City of Dallas within 30 days after I am notified that the transaction is ready for closing, unless such time period is shortened or extended by written agreement of the undersigned and the City of Dallas. In the event the successful Proposer fails or refuses to consummate the transaction within 90 days following acceptance of the Proposal by the Dallas City Council, such total deposit, except for the \$50.00 deed processing fee shall be retained by the City of Dallas as liquidated damages. I hereby represent by submitting this Proposal that I am financially capable of obtaining and have ready access to sufficient funds to pay the balance of the purchase price and the necessary recording fees. The deposit will be returned without interest if my Proposal is not accepted. The responsibility of the City of Dallas to return the deposit to me shall only extend to depositing the same in the U.S. mail, to the undersigned at the address below, on or before 30 days from the date this Proposal is rejected. The City of Dallas reserves the right to reject any and all proposals.

I understand that the City of Dallas will not provide a title policy for the Property. Attached are my executed "NO TITLE POLICY STATEMENT" and my executed "NO CONFLICT OF INTEREST STATEMENT," as required by the City of Dallas. I represent and certify to the City of Dallas that I have no outstanding City of Dallas judgments against me or my property, and I am not delinquent on the payment of any taxes or non-tax liens on any property owned by me in the City of Dallas.

To the maximum extent allowed by law, the City of Dallas expressly disclaims, and I expressly waive any warranty or representation, express or implied, including without limitation any warranty of condition, habitability, merchantability or fitness for a particular purpose. The City of Dallas makes no representations of any nature regarding the Property and that the City of Dallas specifically disclaims any warranty, guaranty or representation, oral or written, express or implied, past, present, or future, concerning:

(i) the nature and condition of the Property, including without limitation, the water, soil and geology, and the suitability thereof and the Property for any and all activities and uses which Proposer or Grantee may elect to conduct thereon, and the existence of any environmental substances, hazards or conditions or presence of any endangered or protected species thereon or compliance with all applicable laws, rules or regulations; (ii) the nature and extent of any right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or otherwise; and (iii) the compliance of the Property or its operation with any law, ordinance or regulation of any federal, state, or local governmental authority; and (iv) whether or not the Property can be developed or utilized for any

purpose. For purposes hereof, "environmental substances" means the following: (a) any "hazardous substance" under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C.A. Section 9601 et. seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, Tex. Water Code, Section 26.261, et. seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubrication oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C.A. Section 651 et. seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C.A. Section 6901 et. seq., as amended; (f) asbestos; (g) polychlorinated biphenyls; (h) underground storage tanks, whether empty, filled, or partially filled with any substance; (i) any substance, the presence of which is prohibited by federal, state or local laws and regulations; and (j) any other substance which by federal, state or local laws and regulations requires special handling or notification of governmental authorities in its collection, storage, treatment or disposal. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations, as now or hereafter promulgated thereunder.

By submitting this Proposal, I hereby waive and release any rights I may have, either now or in the future, to undertake any legal or equitable action against the City of Dallas, itself and/or as Trustee, for any failure of the City of Dallas to properly advertise or notice the sale of the Property, or to properly conduct the sale of this Property, and hereby covenants not to sue the City of Dallas, itself and/or as Trustee, in connection with the advertisement, notice of the sale, or the sale of this Property. Upon my death or mental incapacity, the Proposal submitted shall become null, void and unenforceable, and the City of Dallas shall have no further obligation to me, my estate or my guardian. On behalf of me, my heirs or my estate, I hereby waive any rights I may have to an award or conveyance of the Property in the event of my death or mental incapacity.

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

PHONE: (    ) \_\_\_\_\_ (    ) \_\_\_\_\_

EMAIL: \_\_\_\_\_

**Please print name(s) to appear on deed if different than above:**

\_\_\_\_\_  
**ALL PROPOSALS MUST BE SIGNED BY HAND.** For additional information contact Ann Carraway Bruce at (214) 948-4103.



**NO TITLE-POLICY STATEMENT**

I/we \_\_\_\_\_ agree to the following:

I/we fully understand and acknowledge that a title policy will not be issued by any title company, nor has one been requested, and a title company has made no new title search regarding the Property to this transaction, to wit:

I/we acknowledge that a title company has made no representations as to the title of the above referenced Property, and I/we fully agree that I/we will hold harmless and indemnify the City of Dallas from any defects in title of the above referenced Property.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_



## CERTIFICATION OF NO DEBTS OWED TO THE CITY

THE STATE OF TEXAS       )  
  )  
COUNTY OF DALLAS        )

KNOW ALL BY THESE PRESENTS:

I, \_\_\_\_\_, individually and/or as an authorized representative of the organization submitting a proposal for the property ("Purchaser"), represent and certify to the City of Dallas that Purchaser is not buying this property on behalf of the foreclosed owner. Purchaser further represents and certifies that for any and all properties located within the City of Dallas that are owned by Purchaser, including the individuals or entities submitting the proposal to purchase the property, their spouses and any individual, their spouse or entity with a shared controlling interest, that there are:

- 1) no outstanding City of Dallas judgments;
- 2) no tax delinquencies;
- 3) no unpaid liens or outstanding, open City Code violations;
- 4) no defaults on Municipal Court or District Court orders;
- 5) no assessments or fees owed to the City of Dallas;
- 6) no more than 1 citation per property within the last six (6) months for City Code violations;
- 7) no more than 2 citations per property within the last twelve (12) months for City Code violations;
- 8) no more than 1 mow/clean, securing or demolition lien on each property within the last twelve (12) months.

A complete list of all properties, located within the City of Dallas, that are owned by Purchaser and the additional individuals and entities hereinabove specified, including owner's names, addresses and tax account numbers, **is attached hereto and made a part hereof**. City Code violations are defined herein as high weeds, litter, illegal storage, junk motor vehicle violations, securing and zoning or structure violations; excluding parking on unimproved surfaces, bulky trash (put out too early for pickup) and signs. A citation that has been dismissed or the defendant found not guilty shall not be included in the determination of the number of citations issued.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Purchaser Name: \_\_\_\_\_

SIGNATURE

Name Printed: \_\_\_\_\_





## Additional Bidder Information Form

1. Upon the successful bid of this Property, **what is your primary purpose for this Property?**

\_\_\_\_\_

2. **Legal Name or Company Name:** \_\_\_\_\_

3. **Legal Status** – I certify that I/we do business as a (check one only):

- |  |  |
|--|--|
| <input type="checkbox"/> Individual(s)               | <input type="checkbox"/> Limited Partnership       |
| <input type="checkbox"/> Corporation Trust or Estate | <input type="checkbox"/> Limited Liability Company |
| <input type="checkbox"/> Not-for-Profit Corporation  | <input type="checkbox"/> Corporation               |
| <input type="checkbox"/> Other: _____                |  |

4. **Type or Nature of Business:**

\_\_\_\_\_  
\_\_\_\_\_

**Management:** Please Identify **ALL** Officers of the Company.

Title: \_\_\_\_\_, Name: \_\_\_\_\_

Title: \_\_\_\_\_, Name: \_\_\_\_\_

Title: \_\_\_\_\_, Name: \_\_\_\_\_

Title: \_\_\_\_\_, Name: \_\_\_\_\_

5. Have you successfully bid on other tax foreclosed/seizure properties held by the City?

- YES**     **NO**

6. If you checked **Yes** above: (a) How many properties have you purchased; and (b) Have these properties been developed (vacant) or renovated (improved)?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Are you a builder/developer?

- YES**     **NO**

I hereby certify that the information in this Bidder Information Form, including any and all attachments and referenced information, is factual and complete.

Name \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



## NO "CONFLICT OF INTEREST" STATEMENT

I/we \_\_\_\_\_ agree to the following:

1. Neither I/we, nor my/our spouse(s), is/are a City of Dallas officer, employee or City Council appointed member of any board or commission.
2. The grant of this application would not violate Chapter XXII, Sec. 11 of the Dallas City charter which follows:

DALLAS CITY CHARTER  
CHAPTER XXII, SEC. 11.

### SEC.11. FINANCIAL INTEREST OF EMPLOYEE OR OFFICER PROHIBITED.

(a) No officer or employee shall have any financial interest, direct or indirect, in any contract with the City, or be financially interested, directly or indirectly, in the sale to the city of any land, materials, supplies or services, except on behalf of the city as an officer or employee- Any violation of this section shall constitute malfeasance in office, and any officer or employee guilty thereof shall thereby forfeit the officer's or employee's office or position with the city. Any violation of this section, with knowledge, express or implied, of the person or corporation contracting with the city shall render the contract involved voidable by the city manager or the city council.

(b) The alleged violations of this section shall be matters to be determined either by the trial board in the case of employees who have the right to appeal to the trial board, and by the city council in the case of other employees.

(c) The prohibitions of this section shall not apply to the participation by city employees in federally funded housing programs, to the extent permitted by applicable federal or state law. (Amend. of 8-12-89, Prop. No.1: Amend. of 8-12-89, Prop. No.15)

3. If this application is made on behalf of another person, partnership, corporation or other business entity and if the undersigned or my/our spouse(s) is/are a City of Dallas officer, employee or board or commission member, I/we swear and affirm that neither I/we, nor my/our spouse(s), have financial interest, direct or indirect, with the other person, partnership, corporation or other business on whose behalf this application is made.

\_\_\_\_\_  
Signature

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Signature

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY AND 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.**

## QUITCLAIM DEED

STATE OF TEXAS           §  
COUNTY OF DALLAS    §

**KNOW ALL PERSONS BY THESE PRESENTS:**

That the City of Dallas, a Texas municipal corporation, for itself, and as the trustee for the taxing entities received tax title under one certain Sheriff's Deed recorded as Instrument Number \_\_\_\_\_ of the Official Real Property Records of the county in which the property is located (the "GRANTORS"), and for and in consideration of the sum of \_\_\_\_\_ and 00/100 Dollars (\$\_\_\_\_\_.00), the receipt and legal sufficiency of which is hereby acknowledged and the further consideration as set forth below, releases, quitclaims and surrenders to the below-named GRANTEE such title or interest as GRANTORS may have acquired, if any, by virtue of the tax foreclosure proceeding and as purchaser under the above described Sheriff's Deed, and by these presents and in accordance with Resolution No. \_\_\_\_\_ approved by the Dallas City Council on \_\_\_\_\_, and with the consent and approval on behalf of said taxing entities pursuant to Dallas County Commissioners Court Order No. \_\_\_\_\_ approved \_\_\_\_\_, and the Dallas Independent School District Resolution No. \_\_\_\_\_ approved \_\_\_\_\_, does hereby release, quitclaim and surrender subject to the terms, conditions, provisions, and restrictions herein set forth, unto \_\_\_\_\_ of \_\_\_\_\_ (the "GRANTEE"), all of the GRANTORS' rights, title and interests, if any, save and except any interest not acquired by said Sheriff's Deed and any and all easements, rights-of-way, and prescriptive rights, whether of record or not of record, including but not limited to those in favor of GRANTORS all presently recorded instruments that affect the property and subsequent taxes and assessments for prior years due to changes in land usage, ownership, or both, the payment of which GRANTEE assumes in and to the following described real property situated in Dallas County, Texas (the "Property"), to wit:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_. (the "Property").

This Quitclaim Deed is made subject to and GRANTEE acknowledges the right of redemption as provided in the Texas Property Tax Code, sections 34.05 and 34.21. This Quitclaim Deed is also made subject to GRANTEE'S representation and agreement that GRANTEE did not purchase the Property on behalf of a Prohibited Person as hereinafter defined, and that GRANTEE will not sell or lease the Property to a Prohibited Person. A "Prohibited Person" shall mean any party who was named as a defendant in any legal proceedings at which the City obtained a final judgment in a District Court in Dallas County, Texas for delinquent taxes and an order to foreclose its tax lien on the Property. GRANTEE'S agreement shall be for five (5) years from execution of this Quitclaim Deed, and any breach or violation thereof may be enforced by GRANTORS against GRANTEE at law or in equity to require the correction of the violation. GRANTEE further agrees that if GRANTORS substantially prevail in a legal proceeding to enforce these terms, conditions, and restrictions, GRANTORS shall be entitled to recover damages, reasonable attorney fees, and court costs from GRANTEE. GRANTEE'S agreement to these terms, conditions and restrictions in this transaction is a material representation and part of the consideration for this transaction.

**IN ACCEPTING THE QUITCLAIM OF THE PROPERTY, GRANTEE AND ITS SUCCESSORS, HEIRS, AND ASSIGNS EXPRESSLY ACCEPT THE PROPERTY IN ITS "AS IS" CONDITION WITH ALL FAULTS AND PENALTIES, IF ANY. GRANTEE AND ITS SUCCESSORS, HEIRS, AND ASSIGNS ARE NOT RELYING ON ANY REPRESENTATIONS, DISCLOSURES, OR NON-ASSERTIONS BY THE CITY OF DALLAS IN CONNECTION WITH THE PURCHASE OF THE PROPERTY. GRANTEE AND ITS SUCCESSORS, HEIRS, AND ASSIGNS EXPRESSLY ASSUME THE RESPONSIBILITY FOR ANY ENVIRONMENTAL PROBLEMS ON OR WITH THE PROPERTY. GRANTEE AND ITS SUCCESSORS, HEIRS, AND ASSIGNS RELEASE ANY RIGHTS THAT THEY MAY HAVE, AT LAW OR IN EQUITY AGAINST GRANTORS, ITS OFFICERS, AGENTS, AND EMPLOYEES IN CONNECTION WITH THIS TRANSACTION. FURTHER, GRANTEE AND ITS SUCCESSORS, HEIRS, AND ASSIGNS HEREBY RELEASE GRANTORS, THEIR OFFICERS, AGENTS, AND**

EMPLOYEES FROM ANY AND ALL CLAIMS AND CAUSES OF ACTION IN CONNECTION WITH THE BIDDING, TERMS, CONDITIONS, TAX FORECLOSURE PROCEEDING(S), AND THE SALE OF THE PROPERTY. GRANTEE ACCEPTS THE PROPERTY SUBJECT TO ANY POST JUDGMENT TAXES, PENALTIES, AND INTERESTS AS STATED HEREIN. GRANTEE IS RESPONSIBLE AND LIABLE FOR POST JUDGMENT TAXES AS HEREIN STATED, INCLUDING THE PRO RATA PROPERTY TAXES FOR THE REMAINING PART OF THE THEN CURRENT CALENDAR YEAR, ASSESSED FROM THE DATE OF EXECUTION OF THIS QUITCLAIM DEED.

ONLY THE AD VALOREM PROPERTY TAX LIENS FOR THE TAX YEARS \_\_\_\_\_ IN THE FORECLOSURE PROCEEDING BY THE JUDGMENT IN CAUSE NO. \_\_\_\_\_ ARE DISCHARGED AND EXTINGUISHED BY VIRTUE OF THIS CONVEYANCE. GRANTEE IS RESPONSIBLE AND LIABLE FOR THE POST JUDGMENT TAX LIENS FOR THE YEARS \_\_\_\_\_, WHICH ARE NOT DISCHARGED AND/OR EXTINGUISHED BY VIRTUE OF THIS CONVEYANCE TO GRANTEE.

TO HAVE AND TO HOLD, subject to the aforesaid, all of our right, title and interest, if any, in and to the above described property and premises, unto the said GRANTEE, his heirs, successors and assigns forever, so that GRANTORS and our legal representatives, successors and assigns shall not have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof, subject to the exceptions and reservations herein stated.

EXECUTED the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2011.

APPROVED AS TO FORM:  
THOMAS P. PERKINS, JR.,  
City Attorney

CITY OF DALLAS  
MARY K. SUHM,  
City Manager

By: \_\_\_\_\_  
Assistant City Attorney

By: \_\_\_\_\_  
Assistant City Manager

ATTEST:

By: \_\_\_\_\_  
City Secretary

THE STATE OF TEXAS §  
COUNTY OF DALLAS §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2011 by \_\_\_\_\_, Assistant City Manager of the City of Dallas, a Texas municipal corporation, on behalf of said municipal corporation and as trustee on behalf of the taxing units receiving tax title under that one certain Sheriff's Deed, recorded in Instrument Number \_\_\_\_\_, of the Official Real Property Records of the county in which the property is located, pursuant to Chapter 34 of the Texas Property Tax Code.

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

After recording return to:  
City of Dallas  
Department of Sustainable Development and Construction, Real Estate Division  
Attn: Ann Carraway Bruce  
320 E. Jefferson Blvd., Room 203  
Dallas, Texas 75203

Property Address: