

34.

SPECIAL BUDGET AMENDMENT

**FROM REVENUE RECEIVED AFTER THE START OF THE FISCAL YEAR
LOCAL GOVERNMENT CODE 111.07075**

ACCOUNT	DESCRIPTION	CURRENT BUDGET	REQUESTED INCREASE	AMENDED BUDGET
2022 - 101-365-000	Sale of County Property	\$10,000.00	\$284,054.20	\$294,054.20

This budget amendment is to recognize the unbudgeted revenue received from the the sale of County Property.

Submitted by:

Revenue Certified by:

Approved by Commissioners Court:

Terri Gillen
Navarro County Auditor

Terri Gillen
Navarro County Auditor

H. M. Davenport Jr.
Navarro County Judge

Date: 12/13/21

Date: 12/13/21

Date: 12/13/21



LOWELL O. DUNN, P.C.

December 3, 2021

The Honorable H. M. Davenport
Navarro County
P. O. Box 1070
Corsicana, Texas 75151

RE: *Navarro County to James M. Scoggin, et al;*
80.54 acres, H. W. Ward Survey, A.-842,
Navarro County, Texas

Dear Judge Davenport:

With respect to the referenced matter, you will find enclosed herewith copies of various closing documents associated with the sale of the property.

Also enclosed is our trust check number 11575 in the amount of \$284,054.20, representing the County's net sales proceeds.

Thank you for allowing us to assist you in this matter.

Yours very truly,

Paula K. McClure, PLS
Paralegal to Lowell O. Dunn

/pm
Encs.

THE FACE OF THIS DOCUMENT HAS A SECURITY BACKGROUND ON WHICH THERE ARE NO ORIGINAL DOCUMENTS SECURITY FEATURES AND NO SECURITY FEATURES

LOWELL O. DUNN, P.C.

TRUST ACCOUNT
P.O. BOX 507
CORSICANA, TEXAS 75151
903.872.5111

VERABANK N.A.
400 W. COLLIN
CORSICANA, TX 75110

88-315/1119

11/22/2021

11575

PAY TO THE ORDER OF **Navarro County**

\$ **284,054.20**

Two Hundred Eighty Four Thousand Fifty Four And 20/100

DOLLARS

Navarro County
PO BOX 1070
Corsicana, TX 75151



Lowell O. Dunn
AUTHORIZED SIGNATURE

MEMO
Closing Proceeds / 13075.2021

Security features included. Details on back.

⑈011575⑈ ⑆11903151⑆ ⑈1017011220⑈

LOWELL O. DUNN, P.C.

11575

To: Navarro County

11/22/2021

Property Address:
00 SE CR 1240
STREETMAN, TX 75811

Amount Breakdown

Closing Proceeds \$284,054.20

Buyer/Borrower: James M. Scoggin, Sharon L. Scoggin, and James M M Scoggin
Seller: Navarro County
Listing Agent: Jeff Smith
Selling Agent: James Scoggins
Sales Price: \$305,000.00

Amount: \$284,054.20

Memo: Closing Proceeds / 13075.2021



A. Settlement Statement (HUD-1)

B. Type of Loan							
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	4. File No. 13075.2021	7. Loan No.	8. Mortgage Insurance Case No.		
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv/Ins.						
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.							
D. Name & Address of Borrower: James M. Scoggin, Sharon L. Scoggin, and James M M Scoggin 26614 Grey Sparrow Drive Katy, TX 77494				E. Name & Address of Seller: Navarro County PO BOX 1070 Corsicana, TX		F. Name & Address of Lender:	
G. Property Location: 00 SE CR 1240 STREETMAN, TX 75811				H. Settlement Agent: Lowell O. Dunn, P.C. Place of Settlement: 319 W. 3rd Avenue Corsicana, TX 75110		I. Settlement Date: 11/22/2021 Funding Date: 11/22/2021 Disbursement Date: 11/22/2021	

J. Summary of Borrower's Transaction		
100. Gross Amount Due from Borrower		
101. Contract sales price		\$305,000.00
102. Personal property		
103. Settlement charges to borrower (line 1400)		\$4,943.38
104.		
105.		
Adjustment for items paid by seller in advance		
106. City/Town Taxes		
107. County Taxes		
108. Assessments		
109.		
110.		
111.		
112.		
120. Gross Amount Due from Borrower		\$309,943.38
200. Amount Paid by or in Behalf of Borrower		
201. Deposit		\$3,100.00
202. Principal amount of new loan(s)		
203. Existing loan(s) taken subject to		
204.		
205.		
206. Agent Commission		\$6,000.00
207.		
208.		
209.		
Adjustments for items unpaid by seller		
210. City/Town Taxes		
211. County Taxes		
212. Assessments		
213.		
214.		
215.		
216.		
217.		
218.		
219.		
220. Total Paid by/for Borrower		\$9,100.00
300. Cash at Settlement from/to Borrower		
301. Gross amount due from borrower (line 120)		\$309,943.38
302. Less amounts paid by/for borrower (line 220)		\$9,100.00
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower		\$300,843.38

K. Summary of Seller's Transaction		
400. Gross Amount Due to Seller		
401. Contract sales price		\$305,000.00
402. Personal property		
403.		
404.		
405.		
Adjustment for items paid by seller in advance		
406. City/Town Taxes		
407. County Taxes		
408. Assessments		
409.		
410.		
411.		
412.		
420. Gross Amount Due to Seller		\$305,000.00
500. Reductions in Amount Due to Seller		
501. Excess deposit (see instructions)		
502. Settlement charges to seller (line 1400)		\$14,945.80
503. Existing loan(s) taken subject to		
504. Payoff of First Mortgage		
505. Payoff of Second Mortgage		
506. Agent Commission		\$6,000.00
507.		
508.		
509.		
Adjustments for items unpaid by seller		
510. City/Town Taxes		
511. County Taxes		
512. Assessments		
513.		
514.		
515.		
516.		
517.		
518.		
519.		
520. Total Reduction Amount Due Seller		\$20,945.80
600. Cash at Settlement to/from Seller		
601. Gross amount due to seller (line 420)		\$305,000.00
602. Less reductions in amounts due seller (line 520)		\$20,945.80
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller		\$284,054.20

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges			
700. Total Real Estate Broker Fees			
Division of commission (line 700) as follows:			
		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
701. \$ to Earnest Walker Realty			
702. \$ to Century 21 Western Realty			
703. Commission paid at settlement			
704.			
800. Items Payable In Connection with Loan			
801. Cur origination charge			
802. Your credit or charge (points) for the specific interest rate chosen	(from GFE #1)		
803. Your adjusted origination charges	(from GFE #2)		
804. Appraisal fee	(from GFE #A)		
805. Credit report	(from GFE #3)		
806. Tax service	(from GFE #3)		
807. Flood certification	(from GFE #3)		
808.	(from GFE #3)		
809.			
810.			
811.			
900. Items Required by Lender to be Paid in Advance			
901. Daily interest charges from 11/22/2021 to 12/31/2021			
902. Mortgage insurance premium	(from GFE #10)		
903. Homeowner's insurance	(from GFE #3)		
904.	(from GFE #11)		
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account			
1002. Homeowner's insurance	(from GFE #9)		
1003. Mortgage insurance			
1004. Property taxes			
1005.			
1006.			
1007. Aggregate Adjustment \$0.00			
1100. Title Charges			
1101. Title services and lender's title insurance			
1102. Settlement or closing fee to Lowell O. Dunn, P.C. \$250.00	(from GFE #4)	\$250.00	
1103. Owner's title insurance to Navarro County Abstract Company			\$250.00
1104. Lender's title insurance to Navarro County Abstract Company	(from GFE #5)		\$1,912.00
1105. Lender's title policy limit \$			
1106. Owner's title policy limit \$305,000.00			
1107. Agent's portion of the total title insurance premium to Navarro County Abstract Company \$1,912.00			
1108. Underwriter's portion of the total title insurance premium to Fidelity National Title Insurance Company			
1109. Tax Certificates to Navarro County Abstract Company			
1110. Courier Fee to Lowell O. Dunn, P.C.			\$20.00
1111. 40% of Title Premium to Lowell O. Dunn, P.C.			
1112. Owner's T-3 Endorsement to Navarro County Abstract Company			
1113. Title - State of Texas Policy Guaranty Fee (Owner's Policy) to Navarro County Abstract Company			\$286.80
1200. Government Recording and Transfer Charges			\$2.00
1201. Government recording charges			
1202. Deed \$34.00 Mortgage \$ Release \$ to Navarro County Clerk	(from GFE #7)	\$34.00	
1203. Transfer taxes			
1204. City/County tax/stamps Deed \$ Mortgage \$	(from GFE #8)		
1205. State tax/stamps Deed \$ Mortgage \$			
1206.			
1300. Additional Settlement Charges			
1301. Required services that you can shop for	(from GFE #6)		
1302. Survey Fee, Plat Plan to Hearn Surveying Associates, LLC		\$4,659.38	
1303.			
1304. Document Preparation to Lowell O. Dunn, P.C.			
1305. Real Estate Commission to Earnest Walker Realty			\$175.00
1306. Real Estate Commission to Jeffery G. Smith			\$915.00
1307. Real Estate Commission to Century 21 Western Realty			\$8,235.00
1308. Real Estate Commission to James M. Scoggins			\$3,150.00
1309.			
1310.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$4,943.38	\$14,945.80

James M. Scoggins 11/22/21 Date

Navarro County
By: H.M Davenport, County Judge Date

Sharon L. Scoggins 11/22/21 Date

James M M Scoggins Date

The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement

L Settlement Charges

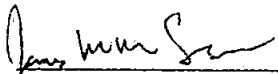
	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
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903. Homeowner's insurance (from GFE #11)		
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Navarro County

James M. Scoggin _____ Date

By: _____ Date
H.M Davenport, County Judge

Sharon L. Scoggin _____ Date

 _____ Date
James M M Scoggin

11/22/2021

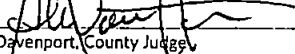
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James M. Scoggin _____ Date

Navarro County

By:  11-22-21
H.M. Davenport, County Judge Date

Sharon L. Scoggin _____ Date

James M M Scoggin _____ Date

The above settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement

TAX PRORATION AGREEMENT

Date: November 7th, 2021

RE: GF (File) Number: 13075.2021 CT21-4259-N

Property: All that certain lot, tract or parcel or land situated in the H.W. Ward Survey, Abstract No. 842, Navarro County, Texas, and being all of a called 80.61 acre tract described by deed recorded in Volume 1089, Page 268 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:

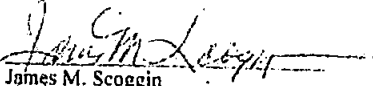
BEGINNING at a found 5/8" iron rod for the northwest corner of this tract and the above mentioned 80.61 acres tract, said point being the northeast corner of the Watkins 149.71 acre tract recorded in Volume 1476, Page 260' THENCE North 59 deg. 41' 54" East a distance of 899.93 feet to a found 5 8" iron rod for the northeast corner of this tract;

THENCE South 29 deg. 26' 52" East a distance of 3988.69 feet to a found 5 8" iron rod for the southeast corner of this tract located in the northwest line of SE County Road 1240;

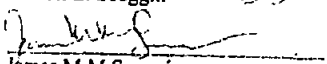
THENCE with said northwest line South 60 deg. 21' 57" West a distance of 861.50 feet to a found 5/8" iron rod for the southwest corner of this tract and the southeast corner of said Watkins 149.71-acre tract;

THENCE with the east line of said Watkins tract and the line of directional control North 30 deg. 00' 00" West a distance of 3978.27 feet to the PLACE OF BEGINNING and containing 80.54 acres of land.

- (1) Should the actual tax figures for the year prorated prove to be different, resulting in the necessity for adjustment, the undersigned agree and consent to make appropriate adjustments between themselves, and Lowell O. Dunn, P.C. shall have no responsibility in this regard. The taxes are being prorated based on the annual amount of \$. . NO TAXES BEING PRORATED
- (2) Seller recognizes their responsibility for all taxes prior to the date of closing the subject transaction. Should it develop at a later date, that taxes other than those collected at closing are due for prior years, seller agrees to make full settlement to Lowell O. Dunn, P.C.
- (3) Purchaser recognizes their responsibility for current year taxes. Further, **PURCHASER AGREES TO CONTACT ALL TAXING AUTHORITIES TO NOTIFY THEM OF THE CHANGE IN OWNERSHIP OF SUBJECT PROPERTY TO ASSURE PROPER RECEIPT OF FUTURE TAX NOTICES.**


James M. Scoggin


Sharon L. Scoggin


James M M Scoggin

Navarro County

By: H.M Davenport, County Judge

TAX PRORATION AGREEMENT

File No. 13075.2021 CT21-4259-N

Page 1 of 2

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BEGINNING at a found 5/8" iron rod for the northwest corner of this tract and the above mentioned 80.61 acres tract, said point being the northeast corner of the Watkins 149.71 acre tract recorded in Volume 1476, Page 260' THENCE North 59 deg. 41' 54" East a distance of 899.93 feet to a found 5/8" iron rod for the northeast corner of this tract;

THENCE South 29 deg. 26' 52" East a distance of 3988.69 feet to a found 5/8" iron rod for the southeast corner of this tract located in the northwest line of SE County Road 1240;

THENCE with said northwest line South 60 deg. 21' 57" West a distance of 861.50 feet to a found 5/8" iron rod for the southwest corner of this tract and the southeast corner of said Watkins 149.71 acre tract;

THENCE with the east line of said Watkins tract and the line of directional control North 30 deg. 00' 00" West a distance of 3978.27 feet to the PLACE OF BEGINNING and containing 80.54 acres of land.

- (1) Should the actual tax figures for the year prorated prove to be different, resulting in the necessity for adjustment, the undersigned agree and consent to make appropriate adjustments between themselves, and Lowell O. Dunn, P.C. shall have no responsibility in this regard. The taxes are being prorated based on the annual amount of \$ + . **NO TAXES BEING PRORATED**
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- (3) Purchaser recognizes their responsibility for current year taxes. Further, **PURCHASER AGREES TO CONTACT ALL TAXING AUTHORITIES TO NOTIFY THEM OF THE CHANGE IN OWNERSHIP OF SUBJECT PROPERTY TO ASSURE PROPER RECEIPT OF FUTURE TAX NOTICES.**

James M. Scoggin

Sharon L. Scoggin

James M M Scoggin

Navarro County

By: 

H.M Davenport, County Judge

TAX PRORATION AGREEMENT

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.

GENERAL WARRANTY DEED

Effective Date: November 22, 2021

Grantor: Navarro County, a political subdivision of the State of Texas

Grantor's Mailing Address:

PO Box 1070
Corsicana, Texas 75151
Navarro County

Grantee: James M. Scoggin, Sharon L. Scoggin and James M.M. Scoggin

Grantee's Mailing Address:

26614 Grey Sparrow Drive
Katy, Texas 77494
Fort Bend County

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

All that certain lot, tract or parcel or land situated in the H.W. Ward Survey, Abstract No. 842, Navarro County, Texas, and being all of a called 80.61 acre tract described by deed recorded in Volume 1089, Page 268 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:

BEGINNING at a found 5/8" iron rod for the northwest corner of this tract and the above mentioned 80.61 acres tract, said point being the northeast corner of the Watkins 149.71 acre tract recorded in Volume 1476, Page 260'

THENCE North 59 deg. 41' 54" East a distance of 899.93 feet to a found 5/8" iron rod for the northeast corner of this tract;

*Certified Copy
Conformed to Original*

THENCE South 29 deg. 26' 52" East a distance of 3988.69 feet to a found 5/8" iron rod for the southeast corner of this tract located in the northwest line of SE County Road 1240;

THENCE with said northwest line South 60 deg. 21' 57" West a distance of 861.50 feet to a found 5/8" iron rod for the southwest corner of this tract and the southeast corner of said Watkins 149.71 acre tract;

THENCE with the east line of said Watkins tract and the line of directional control North 30 deg. 00' 00" West a distance of 3978.27 feet to the PLACE OF BEGINNING and containing 80.54 acres of land.

Mineral Reservations:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of 50% of Grantor's owned right, title and interest in and to the oil, gas and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, the production, the lease, and the benefits from it are allocated in proportion to ownership in the mineral estate.


Grantor hereby waives any rights of ingress or egress from the property for mineral production.

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2022, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

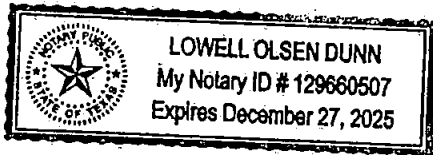
When the context requires, singular nouns and pronouns include the plural.

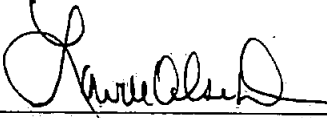


Honorable H.M. Davenport,
Navarro County Judge

STATE OF TEXAS)
COUNTY OF NAVARRO)

This instrument was acknowledged before me on November 22, 2021, by the Honorable H.M. Davenport in his capacity as Navarro County Judge.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Lowell O. Dunn, PC
PO Box 507
Corsicana, Texas 75151

AFFIDAVIT AS TO DEBTS AND LIENS

THE STATE OF TEXAS }
 COUNTY OF NAVARRO }

BEFORE ME, the undersigned authority, on this day, personally appeared the undersigned (hereinafter referred to as "Affiant") (whether one or more) and each on his oath, deposes and says, as follows:

1. Affiant is the owner of the following described property, more fully described as:
*All that certain lot, tract or parcel or land situated in the H.W. Ward Survey, Abstract No. 842, Navarro County, Texas, and being all of a called 80.61 acre tract described by deed recorded in Volume 1089, Page 268 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:
 BEGINNING at a found 5/8" iron rod for the northwest corner of this tract and the above mentioned 80.61 acres tract, said point being the northeast corner of the Watkins 149.71 acre tract recorded in Volume 1476, Page 260'
 THENCE North 59 deg. 41' 54" East a distance of 899.93 feet to a found 5/8" iron rod for the northeast corner of this tract;
 THENCE South 29 deg. 26' 52" East a distance of 3988.69 feet to a found 5/8" iron rod for the southeast corner of this tract located in the northwest line of SE County Road 1240;
 THENCE with said northwest line South 60 deg. 21' 57" West a distance of 861.50 feet to a found 5/8" iron rod for the southwest corner of this tract and the southeast corner of said Watkins 149.71 acre tract;
 THENCE with the east line of said Watkins tract and the line of directional control North 30 deg. 00' 00" West a distance of 3978.27 feet to the PLACE OF BEGINNING and containing 80.54 acres of land.*

2. Affiant is desirous of selling the above described property and has requested Navarro County Abstract Company, agent for **Fidelity National Title Insurance Company**, to issue a title policy guarantying the title of same to his purchaser.

3. In connection with the issuance of such policy Affiant makes the following statements and facts:
- a) That Affiant owes no past due Federal or State taxes and that there are no delinquent Federal Assessments presently existing against affiant, and that no Federal or State Liens have been filed against Affiant.
 - b) That here are no delinquent State, County, City, School District, Water District or other governmental agency taxes due or owing against said property and that no tax suit has been filed by any State, County, Municipal Water District or other governmental agency for taxes levied against said property.
 - c) All labor and material used in the construction of improvements or repairs, if any, on the above described property have been paid for and there are now no unpaid labor or material claims against the improvements or repairs, if any, or the property upon which same are situated, and Affiant hereby declares that all sums of money due for the erection of improvements or repairs, if any, have been fully paid and satisfied and there are no Mechanic's or Materialmen's liens against the hereinabove property.
 - d) That no paving assessments or lien has been filed against the hereinabove described property, and Affiant owes no paving charges.
 - e) That there are no judgment liens filed against Affiant.
 - f) That there are no suits pending against Affiant in Federal or State Court.
 - g) That Affiant knows of no adverse claim to the hereinabove described property and that so far as Affiant knows there are no encroachments or boundary conflicts.
 - h) That there are no outstanding home improvements loans, recorded or unrecorded, except as follows:

Mhe

i) That Affiant has not heretofore sold, contracted to sell or conveyed any part of said property other than in connection with this sale.

j) No unpaid debts for electric or plumbing fixtures, water heaters, floor furnaces, air conditioners, radio or television antennae, carpeting, rugs, lawn sprinkling systems, venetian blinds, window shades, draperies, electric appliances, fences street paving, or any personal property or fixtures that are located on the subject property described above, and that no such items have been purchased on time payment contracts, and there are no security interests on such property secured by financing statements, security agreement or otherwise except the following:

Secured Party

Approximate Amount

None

k) No loans of any kind on such property except the following:

Creditor

Approximate Amount

None

4. Affiant recognizes that but for the making of the hereinabove statements of fact relative the hereinabove described property Navarro County Abstract Company would not issue a title policy on said property and that such statements have been made as a material inducement for the issuance of such policy.

WITNESS my hand and official seal this the 22nd day of November, 2021.

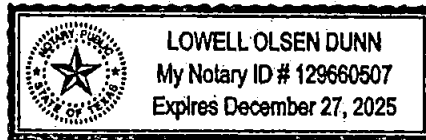
Navarro County

By: [Signature]
H.M. Davenport, County Judge

STATE OF TEXAS
COUNTY OF NAVARRO

Sworn to and subscribed before me on the 22nd day of November, 2021, by H.M. Davenport, County Judge of Navarro County.

[Signature]
Notary Public Signature



**DISCLOSURE AGREEMENT REGARDING LEGAL FEES
AND LEGAL REPRESENTATION**

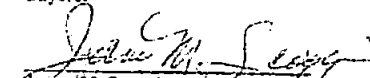
1. Legal Counsel. Documents for this closing have been prepared at the request of the parties and Lowell O. Dunn, PC ("Attorney"). The undersigned acknowledges that the Attorney has acted on behalf of said title company to prepare these documents. The undersigned further acknowledges that the undersigned may retain additional legal counsel for advice regarding the transaction, or to review and render advice concerning any of the documents being executed in connection with the closing.
2. Responsibility for Payment of Fees and Costs. The undersigned hereby acknowledge the undersigned's obligation to pay the legal fees and all permissible out of pocket expenses incurred in connection with the preparation of the documents by making, at the closing, a payment in the amount set forth in the invoice for legal services described below, directly to either the Attorney or the title company closing the transaction, for the account of the Attorney.
3. Description of Legal Services Performed and Amount of Fee. The nature and extent of legal services performed in connection with this transaction are itemized in the HUD-1.
4. Basis for Fee. The fee is intended to provide fair compensation for legal services rendered, taking into consideration the time and labor required, the complexities of the questions involved and the skill required to perform such services. Other considerations include the expertise of the Attorney in the complexities of the real estate practice, imposed document preparation deadlines, the necessary overhead associated with the rendering of services and the assumption of risk by the Attorney in the rendering of these services.

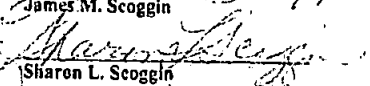
The undersigned acknowledge that the Attorney cannot attest to the accuracy of the boundaries of the subject property or the amount of acreage as shown on survey provided.

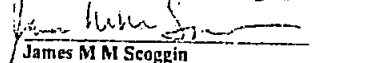
The undersigned hereby acknowledges receiving and reading a copy of this statement, and by signature affirms the accuracy of the statements herein contained.

Dated: November 21, 2021

Buyers:


James M. Scoggin


Sharon L. Scoggin


James M M Scoggin

Sellers:

Navarro County

By: _____
H.M Davenport, County Judge

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Dated: November _____, 2021

Buyers:

James M. Scoggin

Sharon L. Scoggin

James M M Scoggin

Sellers:

Navarro County

By: 

H.M. Davenport, County Judge