

**TAX INFORMATION DISCLOSURE**

**Date:** June 19, 2019

**GF #:** 114-19

**Seller:** Lone Republic Steak House & Saloon LLC, a Texas limited liability company

**Purchaser/Borrower:** City of Winnsboro, and/or its Assigns

**Property:**

**TRACT ONE:**

Being LOT NO. NINE (9) IN BLOCK NO. THREE (3) as shown by the City map of Winnsboro, Texas. Same being the land described in deed from J. L. Cassel and wife, Alta Cassel, to C. Malvin Cain, dated September 6, 1941, recorded in Volume 201, Page 417 Deed Records of Wood County, Texas.

**TRACT TWO:**

Being all that certain lot, tract or parcel of land situated in the GRAY B. KING SURVEY, and being LOT NO. TEN (10) OF BLOCK NO. THREE (3) according to the Map and Plat of the City of Winnsboro, Wood County, Texas. Being the same land described in deed from Margaret Morris Muse, Independent Executrix of the Wills and estates of Alf Morris and Craigie W. Morris, both deceased, to Malvin Cain dated March 23, 1973, recorded in Volume 665, Page 710 Deed Records of Wood County, Texas; and being the same land described in Trustee's Deed to Joe G. Kirby dated July 25, 1977, and recorded in Volume 747, Page 807 Deed Records of Wood County, Texas.

BEING the same two tracts described in Special Warranty Deed from Howard Laminack to Howard Laminack and Winona Laminack as Trustees for The Howard Laminack and Winona Laminack Revocable Living Trust, dated April 1, 2003, recorded in Volume 1909, Page 287 of the Real Property Records of Wood County, Texas.

**TRACT THREE:**

See Exhibit "A" which is attached hereto and incorporated herein for all purposes.

**PLEASE NOTE:** The Company does not represent that the above acreage or square footage calculations are accurate.

Based upon information furnished by local taxing authorities, the taxes on the above described property have been paid through the year 2018 and

\_\_\_\_\_ A special exemption for agricultural and/or timber has been filed against this property, thereby reducing said property tax and **IS SUBJECT TO ROLLBACK.**

\_\_\_\_\_ There is a shortage in the acreage or square footage in the rolls as compared with the legal description herein conveyed, and could be **SUPPLEMENTED** for previous years.

\_\_\_\_\_ The tract(s) of land hereby conveyed is/are out of a larger tract of land which has not been split out for the present year, and correct and accurate figures cannot be obtained for tax prorations. Purchaser and Seller agree to prorate based on **ESTIMATES ONLY**.

\_\_\_\_\_ Purchaser and Seller agree **NOT TO PRORATE TAXES FOR THE CURRENT YEAR**, thereby, purchaser/seller **BEING RESPONSIBLE FOR THE FULL YEAR**.

\_\_\_\_\_ An exemption exists on this property, and will be adjusted in the following tax year, thereby increasing said base tax.

\_\_\_\_\_ No tax figures were acquired as to any inventory, personal property or mobile home situated on said property. **Tri-County Title, LLC** is not guaranteeing any payment of any such tax.

\_\_\_\_\_ Any proration of taxes made in connection with this transaction is based on tax information from the prior year and does not reflect the tax status of the property for the current year.

  X   We are closing this file based on estimated tax information provided by the appropriate taxing authorities. The taxing authority is not bound by estimated information and, accordingly, **Tri-County Title, LLC** cannot guarantee the amounts reported as accurate. **Tri-County Title, LLC** can guarantee the tax amounts reported by the taxing authorities only when **Tri-County Title, LLC** has in its possession a written tax certificate issued by appropriate taxing authority. The amount of taxes due may increase or decrease when we receive written tax certificates.

It is understood and agreed that **Tri-County Title, LLC** as closing agent, has informed both the Purchaser and Seller of the above facts, and Purchaser and Seller agree to hold **Tri-County Title, LLC** harmless from any taxes due because of tax supplement; agriculture/timber rollbacks due to change in land usage; tax exemptions; differences due to split-out for the current year or subsequent years; any taxes due on personal property, inventory or mobile homes situated on said property; and mistakes made to closing based on verbal tax information. It is expressly agreed and understood that if, for any of the above checked reasons, the proper amount of taxes are not collected at closing or the proper amount of taxes are not prorated, **Tri-County Title, LLC** retains the right to issue its policy of title insurance subject to any taxes due.

**THE UNDERSIGNED HAVE BEEN INFORMED BY TRI-COUNTY TITLE, LLC THAT IT IS THE UNDERSIGNED'S SOLE RESPONSIBILITY TO NOTIFY THE APPROPRIATE TAXING JURISDICTIONS THAT THE ABOVE PROPERTY HAS BEEN TRANSFERRED AND THAT IT IS THE PURCHASER'S SOLE RESPONSIBILITY TO PAY ALL TAXES FOR THE YEAR 2019 AND FILE ALL NECESSARY TAX EXEMPTIONS.**

By signature herein, the undersigned state that they understand this Disclosure and have received a copy of the same at closing.

We hereby acknowledge and accept the above agreement.

**PURCHASER**

City of Winnsboro



By Craig Lindholm

**SELLER**

Lone Republic Steak House & Saloon LLC, a  
Texas limited liability company



By Michael G. Blake



By Gregory S. Eberhart

EXHIBIT " A "

TRACT THREE:

All that certain tract lot or parcel of land, a part of the G.B. King Survey A-3, Wood County, Texas, and also being all of Lot 11, Block 3, City of Wimsboro, Wood County, Texas, and being more completely described as follows to wit:

Beginning at Point for Corner at S.E.C. of said Lot 11, being at the intersection of the W.B.L. of Franklin Street and the N.E.L. of an alley, an 'X' Cut in concrete, bears South 89 degrees 27 minutes 40 seconds East, a distance of 2.00 feet for reference;

Thence North 89 degrees 27 minutes 40 seconds West, along the S.B.L. of said Lot 11 and the N.E.L. of said alley, for a distance of 100.11 feet to a Point for Corner at the S.W.C. of said Lot 11, said Point being at the intersection of the E.B.L. of Market Street, an 'X' Cut in concrete, bears North 89 degrees 27 minutes 40 seconds West, a distance of 2.00 feet for reference;

Thence North 00 degrees 31 minutes 25 seconds East, along the W.B.L. of said Lot 11 and the E.B.L. of said street, for a distance of 25.16 feet to a Point for Corner at the N.W.C. of said Lot 11 and the S.W.C. of Lot 12 of said Block; an 'X' Cut in concrete, bears North 89 degrees 25 minutes 41 seconds West, a distance of 2.00 feet for reference;

Thence South 89 degrees 25 minutes 41 seconds East, along the N.E.L. of said Lot 11 and the S.B.L. of said Lot 12, for a distance of 100.38 feet to a Point for Corner at the N.E.C. of said Lot 11 and the S.E.C. of said Lot 12, said Point being in the W.B.L. of Franklin Street, an 'X' Cut in concrete, bears South 89 degrees 25 minutes 41 seconds East, a distance of 2.00 feet for reference;

Thence South 01 degrees 09 minutes 32 seconds West, along the E.B.L. of said Lot 11 and the W.B.L. of said street, for a distance of 25.10 feet to the place of beginning containing 0.0576 acres.