

Z-2025-10700096 CD

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(Above space reserved for recording data)

After recording, return to:

11670 Interstate Holding, Corp  
6050 Dixie Road  
Mississauga, Ontario, Canada L5T 1A6

**GENERAL WARRANTY DEED WITH VENDOR'S LIEN**

THIS DEED, made this day of December 9, 2021, between **IRLAND, LLC**, a Texas limited liability company ("**Grantor**"), and **11670 INTERSTATE HOLDING, CORP.**, a Texas corporation ("**Grantee**"), having an address of 6050 Dixie Road, Mississauga, Ontario, Canada L5T 1A6 (the terms Grantor and Grantee to include their respective heirs, successors and assigned where the context hereof requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, and a promissory note of even effective date herewith in the principal amount of ONE MILLION NINE HUNDRED THIRTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$1,937,500.00) made by Grantee payable to the order of **ROYNAT, INC.** ("**Lender**"), as consideration for the amount paid to Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the real property described on *Exhibit "A,"* attached hereto and made a part hereof (the "**Property**"). The promissory note described above is secured by a vendor's lien retained in favor of Lender in this Deed and by a deed of trust of even effective date herewith from Grantee to Trustee, Evan Olsthoorn, Director and District Manager of Roynat, Inc., whose mailing address is 40 King Street West, 13<sup>th</sup> Floor, Toronto, Ontario M5H 1H1.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself and its successors, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor but not otherwise, subject to the Permitted Exceptions.

Grantee, by acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 2021 and subsequent years, there having been a proper proration (subject to true-up) of ad valorem taxes for the current calendar year between Grantor and Grantee.

*Signature page follows*

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EXECUTED as of Dec. 8, 2021.

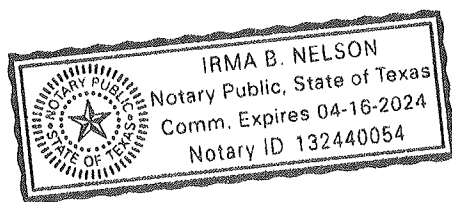
**GRANTOR:**

**IRLAND, LLC,**  
a Texas limited liability company

By: [Signature]  
Name: Francisco Rodriguez  
Title: Manager

STATE OF TEXAS                   §  
  §  
COUNTY OF Bexar           §

This instrument was acknowledged before me on Dec. 8, 2021, by **FRANCISCO RODRIGUEZ, MANAGER** of **IRLAND, LLC**, a Texas limited liability company, on behalf of said limited liability company.



[Signature]  
Notary Public, State of Texas

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**EXHIBIT A**  
**to Special Warranty Deed**

**LEGAL DESCRIPTION**

A 4.93 ACRE TRACT OF LAND OUT OF THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, BEXAR COUNTY, TEXAS, BEING ALL OF THAT SAME TRACT OF LAND CALLED 9.38 ACRES DESCRIBED IN VOLUME 2191, PAGE 309 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN TRACT OF LAND CALLED 4.209 ACRES CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 4185, PAGE 206 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the south right-of-way line of Interstate Highway 10 East (I.H. 10) for the northern most corner of Lot 2, Block 2, New City Block 18226, Charles A. Hughey Subdivision as recorded in Volume 9516, Page 83, of the Deed and Plat Records of Bexar County, Texas, same being the southwest corner of said 4.209-acre tract, and the northwest corner and POINT OF BEGINNING of this herein described tract;

THENCE, N 68°26'06" E (S 68°35' W, 634.6 feet per deed), with the south right-of-way line of I.H. 10, a distance of 631.16 feet to a buried axle found for the northernmost corner of this herein described tract;

THENCE, S 41°00'54" E (N 40°52' W, 66.6 feet per deed), continuing with the south right-of-way line of I.H. 10, a distance of 66.60 feet to a 1/2" iron rod set in the northwest right-of-way line of Pfeil Road for the northeast corner of this herein described tract;

THENCE S 29°09'40" W (S 30°00'00" W per deed), with the west right-of-way line of Pfeil Road, a distance of 797.05 feet to a 1/2" iron rod set for the northeast corner of that certain 50-acre tract conveyed to Gail L. McCaffrey by deed recorded in Volume 18564, Page 51 of the Official Public Records of Bexar County, Texas, same being the southeast corner of this herein described tract;

THENCE, N 60°18'42" W (N 60°00'00" W, 264.00 feet per deed), with the north line of said 50-acre tract, a distance of 264.00 feet, to a 1/2" iron rod found for the southeast corner of said Lot 2 same being the southwest corner of this herein described tract;

THENCE, N 29°41'18" E (N 30°00'00" E, 323.80 feet per deed), leaving the north line of said 50-acre tract, with the east line of said Lot 2, a distance of 321.84 feet to a 1/2" iron rod found for the northeast corner of said Lot 2, same being an interior angle point in the west line of this herein described tract;

THENCE, N 58°54'22" W (S 59°16'12" E, 200.42 feet per plat), with the north line of said Lot 2, a distance of 201.28 feet to the POINT OF BEGINNING of this herein described tract, containing 4.93 acres (214,768 square feet) of land, more or less, within these metes and bounds.

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210342669  
**Recorded Date:** December 09, 2021  
**Recorded Time:** 2:58 PM  
**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 12/9/2021 2:58 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk