

Z-2023-10700163

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

STATE OF TEXAS §
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS:

That **1800 Broadway, LLC**, a Delaware limited liability company (the “Grantor”), for and in consideration of the sum of TEN AND NO/100 DOLLARS and other valuable consideration to the undersigned paid by **GrayStreet Acquisitions, LLC**, a Texas limited liability company (the “Grantee”), the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the Grantee, whose address is 4515 San Pedro Ave., San Antonio, Texas 78212, that certain tract of land and improvements thereon, together with all Grantor's rights, privileges, interests, and appurtenances pertaining thereto in Bexar County, Texas, as more particularly described on **Exhibit A** attached hereto (collectively, the “Property”).

This conveyance is made subject and subordinate to those encumbrances and exceptions (collectively, the “Permitted Exceptions”) set forth on **Exhibit B** attached hereto and made a part hereof for all purposes, but only to the extent that the same affect or relate to the Property.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, their heirs and assigns forever; and Grantor does hereby bind their heirs and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. This General Warranty Deed is made with full substitution and subrogation of Grantee in and to all warranties by others heretofore given or made with respect to the above-described property and each part thereof.

For the same consideration, Grantor hereby GRANTS, BARGAINS, SELLS and CONVEYS, without warranty, whether express, implied, statutory or otherwise, all interest, if any, of Grantor in and to (a) strips or gores, if any, between the Property and abutting properties and (b) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property.

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THIS CONVEYANCE IS EXPRESSLY MADE AND ACCEPTED SUBJECT TO all valid and subsisting easements, restrictions, and reservations relating to the Property, to the extent that the same are valid and enforceable against the Property, as the same are shown by instruments filed of record in the Office of the County Clerk of Bexar County, Texas.

The payment of ad valorem taxes is assumed by the Grantee.

EXECUTED on June 1st, 2023.

GRANTOR:

1800 Broadway, LLC,
a Delaware limited liability company

By: Frank M. Resnek
Frank Resnek, Manager

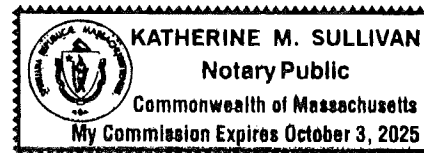
STATE OF MASSACHUSETTS §
 §
COUNTY OF SUFFOLK §

This instrument was acknowledged before me on June 1st, 2023, by Frank Resnek, as Manager of 1800 Broadway, LLC, a Delaware limited liability company.

Katherine M. Sullivan
Notary Public in and for
the State of ~~Texas~~ Massachusetts

GRANTEE'S ADDRESS:

4515 San Pedro Ave.
San Antonio, Texas 78212



AFTER RECORDING, PLEASE RETURN TO:

Peter J. Cesaro
Graves, Dougherty, Hearon & Moody, P.C.
401 Congress Avenue, Suite 2700
Austin, Texas 78701

11-GF# 202204269 MW
Return to: Heritage Title
200 W 6th Street, Suite 1600
Austin, TX 78701

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EXHIBIT A

Property Description

A 0.039 of an acre, or 1,694 square feet more or less, tract of land being out of Lot 9, Block 10, New City Block 979 in the City of San Antonio, Bexar County, Texas, being the same tract described as 0.0432 of an acre and recorded in Volume 15151, Page 421 of the Official Public Records of Bexar County, Texas. Said 0.039 of an acre tract being more fully described as follows, with bearings based on the record bearings of the plat of The Eighteen Hundred recorded in Volume 9623, Page 136 of the Deed and Plat Records of Bexar County, Texas;

BEGINNING: At a set ½" iron rod with a yellow cap marked "Pape-Dawson", the southwest corner of said Lot 9, the northwest corner of Lot 8, Block 10, New City Block 979 of the City of San Antonio, Bexar County, Texas, on the east right-of-way line of North Alamo Street, a variable width right-of-way, from which a found ½" iron pipe at the southwest corner of Lot 7, Block 10, New City Block 979, bears S 12°26'51" E, a distance of 96.00 feet;

THENCE: N 12°26'51" E, with the east right-of-way line of said North Alamo Street, the west line of said Lot 9, a distance of 45.13 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the intersection of the east right-of-way line of said North Alamo Street with the south right-of-way line of E. Grayson Street, a 57-foot right-of-way;

THENCE: S 81°46'13" E, with the south right-of-way line of said E. Grayson Street, a distance of 36.10 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the northwest corner of a 0.0394 acre tract recorded in Volume 16621, Page 24 of the Official Public Records of Bexar County, Texas;

THENCE: S 08°30'33" W, departing the south right-of-way line of said E. Grayson Street, along the west line of said 0.0394 acre tract, a distance of 44.97 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the south line of said Lot 9, the north line of said Lot 8, the southwest corner of said 0.0394 acre tract;

THENCE: N 81°49'59" W, with the south line of said Lot 9, the north line of said Lot 8, a distance of 39.20 feet to the POINT OF BEGINNING, and containing 0.039 of an acre in the City of San Antonio, Bexar County, Texas.

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EXHIBIT B
PERMITTED EXCEPTIONS

1. Electric and gas easement granted to San Antonio Public Service Company, by instrument dated August 17, 1922, recorded in Volume 689, Page 371 of the Deed Records of Bexar County, Texas.
2. Chain link fence located outside northerly property line and inside easterly, southerly and westerly property lines as shown on the survey dated November 25, 2014, prepared by David A. Casanova, Registered Professional Land Surveyor No. 4251.
3. Overhead electric line crossing northwest property corner outside of any dedicated easement as shown on the Survey.
4. Sprinkler valves located outside northerly property line as shown on the Survey.

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File Information

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

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Recorded Date: June 06, 2023

Recorded Time: 2:55 PM

Total Pages: 5

Total Fees: \$38.00

**** 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: 6/6/2023 2:55 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk