

**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.**

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

**Date:** August 30, 2023

**Grantor:** Mori Bagheri

**Grantor's Mailing Address:** 60 High Crescent  
San Antonio, Texas 78257

**Grantee:** Alina Holdings, LLC, a Texas limited liability company

**Grantee's Mailing Address:** 25843 Scenic Rock  
San Antonio, Texas 78255

**Consideration:** Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and the amount of **One Million Fifty Thousand and NO/100 Dollars (\$1,050,000.00)** advanced to Grantee by Frost Bank ("Lender"), whose address is Park North Financial Center, P.O. Box 1600, San Antonio, Texas 78296, which funds Grantee has agreed to repay in accordance with the terms of that certain Promissory Note of even date herewith ("Note") in the stated principal sum of \$1,050,000.00 executed by Grantee and payable to the order of Lender. The Note is secured by a vendor's lien against, and superior title to the Property retained in this Deed to the extent of the amount advanced for the purchase price and in favor of Lender and also secured by a Deed of Trust (the "Deed of Trust") of even date herewith from Grantee to Dan J. Guarino, Trustee.

**Property (including any improvements):**

**A 2.836 ACRE TRACT OF LAND (123,546 SQUARE FEET) SITUATED IN THE JAMES MCCULLOCK SURVEY NUMBER 30, ABSTRACT 529, AND THE MARIA F. HERNANDEZ SURVEY NUMBER 420, ABSTRACT 314, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, C.B. 4710, CORRECTION PLAT OF TRAILWOOD SUBDIVISION UNIT-1, A PLAT OF RECORD IN VOLUME 7500, PAGE 180 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (D.P.R.), AND BEING ALL OF LOT 247 AND A PORTION OF LOT 248, C.B. 4710, TRAILWOOD SUBDIVISION, UNIT-IV, A PLAT OF RECORD IN VOLUME 8000, PAGE 62, D.P.R., CONVEYED TO MORI BAGHERI IN DOCUMENT NUMBER 20210128297, IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 2.836 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING AT A ½" IRON ROD FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF FOX BRIAR LANE, A 60' WIDE RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF SAID LOT 1, C.B. 4710, AND FOR THE SOUTHEAST CORNER OF LOT 2, C.B. 4710, CORRECTION PLAT OF TRAILWOOD**

CHICAGO TITLE GF# 4300112307626600

SUBDIVISION UNIT-1, A PLAT OF RECORD IN VOLUME 7500, PAGE 180, D.P.R.;

THENCE: S 83°48'26" E, ALONG AND WITH THE NORTHERLY RIGHT-OF-WAY LINE OF FOX BRIAR LANE, A DISTANCE OF 178.20 FEET TO A FOUND IRON ROD FOR THE SOUTHWEST CORNER OF SAID LOT 1, C.B. 4710, AND POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE: N 19°28'48" W, OVER AND ACROSS SAID LOT 1, C.B. 4710, A DISTANCE OF 295.08 FEET TO A SET ½ INCH IRON ROD WITH A BLUE CAP STAMPED KFW SURVEYING (HEREIN AFTER REFERRED TO AS KFW), FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE: N 63°23'38" E, OVER AND ACROSS SAID LOT 1, C.B. 4710, AND LOT 247, C.B. 4710, A DISTANCE OF 295.73 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10, HAVING A VARIABLE WIDTH RIGHT-OF-WAY, FOR THE SOUTHEAST CORNER OF SAID LOT 247, C.B. 4710, THE NORTHEAST CORNER OF SAID LOT 248, C.B. 4710, AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND IRON ROD BEARS S 59°17'18" E, A DISTANCE OF 0.45 FEET;

THENCE: S 30°48'47" E, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10, A DISTANCE OF 382.70 FEET TO A SET KFW ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10 FOR A SOUTHEAST CORNER OF SAID LOT 248, C.B. 4710, AND THE TRACT DESCRIBED HEREIN, AND A POINT OF CURVATURE TO THE RIGHT, FROM WHICH A FOUND IRON ROD BEARS S 30°48'47" E, A DISTANCE OF 636.55 FEET;

THENCE: ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF FOX BRIAR LANE, AND SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 98°10'47", AN ARC LENGTH OF 42.84 FEET, AND A CHORD BEARING OF S 18°16'36" W, AND A DISTANCE OF 37.79 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID LOT 248, C.B. 4710, AND THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND IRON ROD BEARS S 30°54'21" E, A DISTANCE OF 0.41 FEET;

THENCE: S 67°22'00" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF FOX BRIAR LANE, AND THE SOUTHERLY LINE OF SAID LOT 248, C.B. 4710, AND THE TRACT DESCRIBED HEREIN, A DISTANCE OF 37.78 FEET TO A FOUND IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF FOX BRIAR LANE, FOR A POINT OF CURVATURE TO THE RIGHT;

THENCE: ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF FOX BRIAR LANE, AND SAID CURVE TO THE RIGHT HAVING A RADIUS OF 527.95 FEET, THROUGH A CENTRAL ANGLE OF 28°54'00", AN ARC LENGTH OF 266.30 FEET, AND A CHORD BEARING OF S 81°49'00" W, AND A DISTANCE OF 263.48 FEET TO SET KFW ON THE SOUTHWEST LINE OF SAID LOT 248, C.B. 4710, AND THE TRACT DESCRIBED HEREIN;

THENCE: N 83°43'33" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF FOX BRIAR LANE, AND THE SOUTHERLY LINE OF SAID LOT 248, C.B. 4710, AND

**THE TRACT DESCRIBED HEREIN, A DISTANCE OF 33.10 FEET TO A FOUND IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF FOX BRIAR LANE, FOR THE SOUTHEAST CORNER OF SAID LOT 1, C.B. 4710, AND THE SOUTHWEST CORNER OF SAID LOT 248, C.B. 4710, AND FOR AN ANGLE POINT OF THE TRACT DESCRIBED HEREIN;**

**THENCE: N 83°48'26" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF FOX BRIAR LANE, AND THE SOUTHERLY LINE OF SAID LOT 1, C.B. 4710, A DISTANCE OF 21.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.836 ACRES, MORE OR LESS, IN BEXAR COUNTY, TEXAS, AND BEING DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED BY KFW SURVEYING. BEARINGS ARE BASED ON NAD83 TEXAS STATE PLANE SOUTH CENTRAL ZONE.**

**Reservations from Conveyance and Warranty: None**

**Exceptions to Conveyance and Warranty:**

This conveyance is made and accepted subject to any and all valid easements and rights-of-way of record, all presently recorded restrictions, reservations, covenants, conditions and other instruments other than liens and conveyances, filed of record, to the extent, if any, that they are valid and subsisting against the Property or any part thereof.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors and administrators forever. Grantor binds Grantor and Grantor's heirs, executors and administrators to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

But it is expressly agreed and stipulated that Grantor expressly reserves and retains for itself, its successors and assigns, a vendor's lien as well as superior title in and to the Property until the Note and the indebtedness evidenced thereby are fully paid in accordance with the terms of the Note, whereupon this Special Warranty Deed with Vendor's Lien will become absolute. The Note represents the purchase price hereof and is payable directly to Lender, who has advanced to the Grantor at the request of the Grantee, and in consideration thereof, the Grantor does hereby SELL, TRANSFER, and ASSIGN, unto Lender, its successors and assigns, the vendor's lien and superior title herein retained against the Property to secure payment of the Note, hereby fully and completely subrogating Lender, its successors and assigns, to all rights, titles, equities and interests in and to the Note, and all liens against the Property securing payment thereof as if the Note were payable to Grantor and assigned to Lender without recourse.

Ad valorem taxes and assessments attributable to the year 2023 have been prorated between Grantor and Grantee as of the date of this Special Warranty Deed with Vendor's Lien and Grantee hereby expressly assumes and agrees to pay the same for the current year and subsequent years.

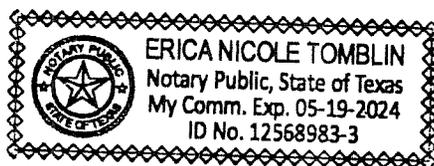
When the context requires, singular nouns and pronouns include the plural.

**GRANTOR:**

  
\_\_\_\_\_  
**Mori Bagheri**

THE STATE OF TEXAS           §  
  §  
COUNTY OF BEXAR           §

The foregoing instrument was acknowledged before me this 30 day of August 2023, by **Mori Bagheri**, in his individual capacity.



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

**AFTER RECORDING, PLEASE RETURN TO:**  
Chicago Title of Texas, LLC  
Attn: Erica Tomblin  
15727 Anthem Parkway, Ste. 210  
San Antonio, Texas 78249

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**SPECIAL WARRANTY DEED**

Date: October 19, 2023

Grantor: Mori Bagheri

Grantor's Mailing Address: 60 High Crescent  
San Antonio, Texas 78257

Grantee: Bexar County Emergency Services District No. 4

Grantee's Mailing Address: 28036 Boerne Stage Road  
Boerne, Texas 78006

**Consideration:**

Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

**A 2.750 ACRE TRACT OF LAND (119,791 SQUARE FEET) SITUATED IN THE JAMES MCCULLOCK SURVEY NUMBER 30, ABSTRACT 529, AND THE MARIA F. HERNANDEZ SURVEY NUMBER 420, ABSTRACT 314, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, C.B. 4710, CORRECTION PLAT OF TRAILWOOD SUBDIVISION UNIT-1, A PLAT OF RECORD IN VOLUME 7500, PAGE 180 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (D.P.R.), CONVEYED TO MORI BAGHERI IN DOCUMENT NUMBER 20210128297, IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, O.P.R., AND BEING A PORTION OF LOT 248, C.B. 4710, TRAILWOOD SUBDIVISION, UNIT-IV, A PLAT OF RECORD IN VOLUME 8000, PAGE 62, D.P.R., CONVEYED TO MORI BAGHERI IN DOCUMENT NUMBER 20210128297, O.P.R., SAID 2.750 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING AT A ½" IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF FOX BRIAR LANE, A 60' WIDE RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF SAID LOT 1, C.B. 4710, AND FOR THE SOUTHEAST CORNER OF LOT 2, C.B. 4710, OF SAID CORRECTION PLAT OF TRAILWOOD SUBDIVISION UNIT-1;**

CHICAGO TITLE GF# 4300112307715(DB)

THENCE: S 83°48'26" E, ALONG AND WITH THE NORTHERLY RIGHT-OF-WAY LINE OF FOX BRIAR LANE AND THE SOUTHERLY LINE OF SAID LOT 1, C.B. 4710, A DISTANCE OF 178.20 FEET TO A FOUND IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF FOX BRIAR LANE AND THE SOUTHERLY LINE OF SAID LOT 1, C.B. 4710;

THENCE: N 19°28'48" W, OVER AND ACROSS SAID LOT 1, C.B. 4710, A DISTANCE OF 295.08 FEET TO A SET ½ INCH IRON WORD WITH A BLUE CAP STAMPED KFW SURVEYING (HEREIN AFTER REFERRED TO AS KFW), FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE: N 19°28'48" W, OVER AND ACROSS SAID LOT 1, C.B. 4710, A DISTANCE OF 247.61 FEET TO A SET KFW FOR THE NORTH CORNER OF SAID LOT 1, C.B. 4710, THE NORTHEAST CORNER OF SAID LOT 2, C.B. 4710, AND AN INTERIOR CORNER OF SAID LOT 248, C.B. 4710 AND THE TRACT DESCRIBED HEREIN;

THENCE: N 89°43'40" W, ALONG AND WITH THE SOUTHWESTERLY LINE OF SAID LOT 248, C.B. 4710, AND THE TRACT DESCRIBED HEREIN, AND THE NORTHERLY LINE OF SAID LOT 2, C.B. 4710, A DISTANCE OF 1.98 FEET TO A FOUND IRON ROD FOR THE SOUTHWEST CORNER OF SAID LOT 248, C.B. 4710 AND THE TRACT DESCRIBED HEREIN, AND THE SOUTHEAST CORNER OF LOT 1, C.B. 4709, HIGHLANDS RANCH UNIT 1, A PLAT OF RECORD IN VOLUME 9532, PAGE 150, D.P.R., FROM WHICH A FOUND IRON ROD BEARS S 89°43'40" E, A DISTANCE OF 65.02 FEET FOR THE NORTHWEST CORNER OF SAID LOT 2, C.B. 4710;

THENCE: N 00°21'37" E, ALONG THE WESTERLY LINE OF SAID LOT 248, C.B. 4710, AND THE TRACT DESCRIBED HEREIN, AND THE EASTERLY LINE OF SAID LOT 1, C.B. 4709, A DISTANCE OF 454.87 FEET TO FOUND IRON ROD WITH A CAP STAMPED PAPE DAWSON, FOR THE NORTHWEST CORNER OF SAID LOT 248, C.B. 4710, AND THE TRACT DESCRIBED HEREIN, AND AN INTERIOR CORNER OF SAID LOT 1, C.B. 4709;

THENCE: N 89°34'36" E, ALONG THE NORTHERLY LINE OF SAID LOT 248, C.B. 4710, AND THE TRACT DESCRIBED HEREIN, AND A SOUTHEASTERLY LINE OF SAID LOT 1, C.B. 4709, A DISTANCE OF 14.51 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10, HAVING A VARIABLE WIDTH RIGHT-OF-WAY, FOR THE NORTHEAST CORNER OF SAID LOT 248, C.B. 4710, AND THE TRACT DESCRIBED HEREIN, AND THE EASTERLY CORNER OF SAID LOT 1, C.B. 4709, FROM WHICH A FOUND IRON ROD BEARS N 30°34'01" E, A DISTANCE OF 1.18 FEET;

THENCE: S 30°48'47" E, ALONG THE EASTERLY LINE OF SAID LOT 248, C.B. 4710, AND THE TRACT DESCRIBED HEREIN, AND THE WEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 10, A DISTANCE OF 647.35 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10, FOR THE SOUTHEAST CORNER OF SAID LOT 248, C.B. 4710, AND THE TRACT DESCRIBED HEREIN, AND THE NORTHEAST CORNER OF SAID LOT 247, C.B. 4710, FROM WHICH A FOUND IRON ROD BEARS S 59°17'18" W, A DISTANCE OF 0.45 FEET;

**THENCE: S 63°23'38" W, OVER AND ACROSS SAID LOT 248, C.B. 4710, AND SAID LOT 1, C.B. 4710, A DISTANCE OF 295.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.750 ACRES, MORE OR LESS, IN BEXAR COUNTY, TEXAS, AND BEING DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED BY KFW SURVEYING. BEARINGS ARE BASED ON NAD83 TEXAS STATE PLANE SOUTH CENTRAL ZONE.**

**Reservations from Conveyance and Warranty: None**

**Exceptions to Conveyance and Warranty:**

This conveyance is made and accepted subject to any and all valid easements and rights-of-way of record, all presently recorded restrictions, reservations, covenants, conditions and other instruments other than liens and conveyances, filed of record, to the extent, if any, that they are valid and subsisting against the Property or any part thereof.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors and administrators forever. Grantor binds Grantor and Grantor's heirs, executors and administrators to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

Ad valorem taxes and assessments attributable to the year 2023 have been prorated between Grantor and Grantee as of the date of this Special Warranty Deed and Grantee hereby expressly assumes and agrees to pay the same for subsequent years.

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

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SIGNATURE AND ACKNOWLEDGEMENT FOLLOWS]

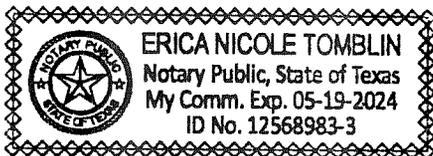
**GRANTOR:**



**Mori Bagheri**

THE STATE OF TEXAS           §  
  §  
COUNTY OF BEXAR           §

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of October 2023 by **Mori Bagheri**, in his individual capacity.



Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**  
Chicago Title of Texas, LLC  
Attn: Erica Tomblin  
15727 Anthem Parkway, Suite 210  
San Antonio, Texas 78249