

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

STATE OF TEXAS           §  
  §                                   KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF BEXAR       §

That **JOSE LUIS GONZALEZ FAMILY LIMITED PARTNERSHIP NO. TWO**, a Texas Limited Partnership ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has **GRANTED, SOLD, and CONVEYED**, and by these presents does **GRANT, SELL, and CONVEY** unto **ROCKY'S TACO HOUSE, LLC**, a Texas Limited liability company ("Grantee"), all of the following-described real property situated in Bexar County, Texas, to-wit:

The South 108 feet of Lot 6 and the North 16 feet of Lot 7, New City Block 8134, ROSENCRANS IRRIGATED GARDENS, in the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 642, Page(s) 91, of the Deed and Plat Records of Bexar County, Texas, and more commonly known as 1019 S. San Eduardo Avenue, San Antonio, Bexar County, Texas 78237.

Being 0.113 acre of land out of Lot 6, New City Block 8134, ROSENCRANS IRRIGATED GARDENS, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 642, Page 91, Deed and Plat Records, Bexar County, Texas, being more particularly described in Exhibit "A-1", attached hereto and made a part hereof, and more commonly known as 1017 S. San Eduardo Avenue, San Antonio, Bexar County, Texas 78237.

This conveyance is made and accepted subject to all 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; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and any encroachments or overlapping of improvements (collectively, the "Permitted Exceptions"). The Permitted Exceptions do not constitute an acknowledgment of the existence or viability of any of the foregoing, nor a ratification, adoption or revivor of any expired or terminated interest.

The Property is conveyed **AS IS, WITH ALL FAULTS** and without warranty, except the limited warranty of title contained herein.

**TO HAVE AND TO HOLD**, subject to the Permitted Exceptions, the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns, to **WARRANT AND FOREVER DEFEND**, all and singular, the Property unto Grantee, Grantee's 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.

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

No responsibility for the validity of real estate title is assumed by the attorneys preparing this deed unless a written title opinion is rendered.

**EXECUTED** this 18 day of December, 2020.

**GRANTOR:**

**JOSE LUIS GONZALEZ FAMILY LIMITED  
PARTNERSHIP NO. TWO**, a Texas Limited  
Partnership

BY: **ROCKY'S PROPERTIES, LLC**, a Texas Limited  
Liability Company, General Partner

By: *Jose Luis Gonzalez*  
JOSE LUIS GONZALEZ, PRESIDENT

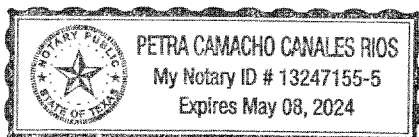
**Grantee's Address:**

**ROCKY'S TACO HOUSE, LLC**  
26311 Jason Ave.  
San Antonio, Texas 78255

**GRANTOR'S ACKNOWLEDGMENT**

STATE OF TEXAS                   §  
   §  
COUNTY OF BEXAR           §

This instrument was acknowledged before me on the 18 day of December, 2020, by Jose Luis Gonzalez as President of the General Partner of the JOSE LUIS GONZALEZ FAMILY LIMITED PARTNERSHIP NO. TWO, a Texas Limited Partnership.



*Petra Camacho*  
Notary Public, State of Texas

**PREPARED IN THE LAW OFFICE OF:**

DUNCAN, BRESSLER & WILLIAMSON, INC.  
1020 N.E. Loop 410, Suite 500  
San Antonio, TX 78209-1224  
Telephone: (210) 224-0781  
Fax: (210) 224-6958

**AFTER RECORDING RETURN TO:**

Matthew K. Williamson  
DUNCAN, BRESSLER & WILLIAMSON, INC.  
1020 N.E. Loop 410, Suite 500  
San Antonio, TX 78209-1224

**File Information**

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

**Document Number:** 20200312010  
**Recorded Date:** December 18, 2020  
**Recorded Time:** 3:14 PM  
**Total Pages:** 4  
**Total Fees:** \$34.00

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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: 12/18/2020 3:14 PM



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