

Z-2024-10700258

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

FILED BY ATC
PEDRAZA

Date: December 2, 2021

GF # 4000112100100683

Grantor: RMT INVESTMENT CORP, a Texas corporation

Grantor's Mailing Address:

6433 Beck Road
San Antonio, Bexar County, Texas 78263

Grantee: FDS VENTURES, LLC., a Texas limited liability company

Grantee's Mailing Address:

600 Sandau Road, Suite 700
San Antonio, Bexar County, Texas 78216

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

BEING A 0.3315 of an acre tract out of Lot 3, Block 4, NCB 15855, BEACON CIRCLE INDUSTRIAL SUBDIVISION UNIT 7, in the City of San Antonio, Bexar County, Texas, recorded in Volume 6900, Pages 14 & 15, Deed and Plat Records, of Bexar County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a found iron pin on the northeast Right-of-Way line of Nakoma Dr., for the most westerly corner of said Lot 3 and herein described tract;

THENCE N 41° 00' 54" E, 123.50 feet along the northwest lot line of said Lot 3 to a set 1/2" iron pin with an FFW cap for the most northerly corner of this tract;

THENCE S 55° 51' 59" E, 106.97 feet along a line to a set 1/2" iron pin with FFW cap on the south east lot line of said Lot 3 for the most easterly corner of this Lot;

THENCE S 35° 42' 10" W, 131.39 feet along said Lot 3 southeast lot line to a found 1/2"

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iron pin on said northeast Right-of-Way line of Nakoma Dr., for the southerly corner of this tract;

THENCE in a westerly direction along said Nakoma Dr., northeast Right-of-Way line, 118.53 feet along a curve to the right having a central angle of $5^{\circ} 18' 42''$, a tangent of 59.31 feet and a radius of 1278.54 feet with a chord bearing of $N 51^{\circ} 38' 27'' W$, and a chord length of 118.49 feet, to the POINT OF BEGINNING and containing 0.3315 of an acre (14,441.76 S.F.) of land, more or less.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

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; and taxes for 2022, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

RMT INVESTMENT CORP, a Texas corporation,



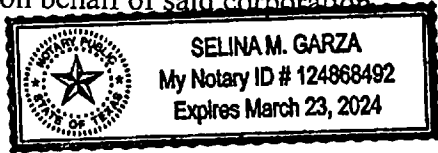
BART MOCZYGEMBA, President

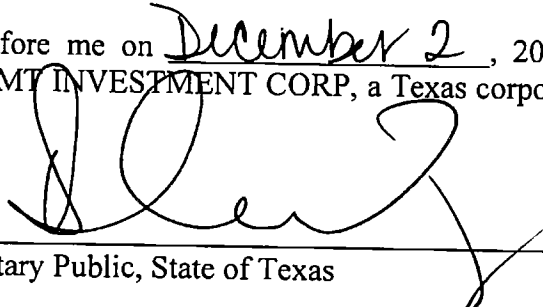
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STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on December 2, 2021, by BART MOCZYGEMBA, as the President of RMT INVESTMENT CORP, a Texas corporation, on behalf of said corporation.





Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
ANTONIO PEDRAZA JR., P.C.
3512 Paesanos Parkway Suite 301
San Antonio, Texas 78231
Tel: (210) 979-6676
Fax: (210) 366-0478

AFTER RECORDING RETURN TO:
FDS VENTURES, LLC.
600 Sandau Road, Suite 700
San Antonio, Texas 78216

File Information

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

Document Number: 20210337925
Recorded Date: December 06, 2021
Recorded Time: 9:21 AM
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: 12/6/2021 9:21 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk