

Z-2024-10700184 HL

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.

CHICAGO TITLE GF# 1900112301920-RS
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: Effective November 16, 2023

Grantor: CATHERINE H. SKEFOS, Trustee of the CATHERINE H. SKEFOS RESIDUARY TRUST, and STEPHANIE H. COCKE, dealing with her sole and separate property and owning, claiming and occupying other property as her homestead

Grantor's Mailing Address:

CATHERINE H. SKEFOS
3981 Walnut Grove Road
Memphis, Tennessee 38111

STEPHANIE H. COCKE
4131 Albans Road
Houston, Texas 77005

Grantee: HESAM ADIN MESBAH and SONA MARIE JEFFRIES

Grantee's Mailing Address:

HESAM ADIN MESBAH
302 Walton Ave.
San Antonio, Texas 78225

SONA MARIE JEFFRIES
216 CR 381
San Antonio, Texas 78253

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$500,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to CARL R. OLIVER, Trustee.

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COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. **THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.**

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

Catherine H. Skefos

CATHERINE H. SKEFOS, Trustee of the
CATHERINE H. SKEFOS RESIDUARY TRUST

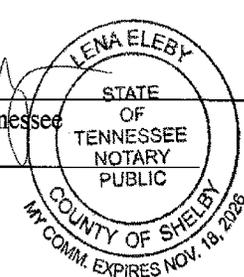
STEPHANIE H. COCKE

STATE OF TENNESSEE)
COUNTY OF *Shelby*)

This instrument was acknowledged before me on November 15, 2023, by CATHERINE H. SKEFOS as Trustee of the CATHERINE H. SKEFOS RESIDUARY TRUST.

Lena Eley

Notary Public, State of Tennessee
My commission expires: _____



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COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. **THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.**

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

CATHERINE H. SKEFOS, Trustee of the
CATHERINE H. SKEFOS RESIDUARY TRUST

Stephanie H. Cocke

STEPHANIE H. COCKE

STATE OF TENNESSEE)

COUNTY OF _____)

This instrument was acknowledged before me on November ____, 2023, by CATHERINE H. SKEFOS as Trustee of the CATHERINE H. SKEFOS RESIDUARY TRUST.

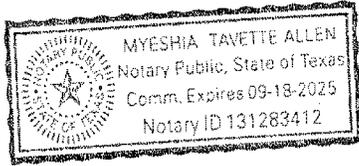
Notary Public, State of Tennessee
My commission expires: _____

Z-2024-10700184 HL

STATE OF TEXAS)

COUNTY OF Harris)

This instrument was acknowledged before me on November 14th, 2023, by
STEPHANIE H. COCKE.



Myeshia Allen
Notary Public, State of Texas
My commission expires: 0918 2025

AFTER RECORDING RETURN TO:

HESAM ADIN MESBAH
302 Walton Ave.
San Antonio, Texas 78225

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EXHIBIT "A"

METES AND BOUNDS.

Being 1.740 acres of land, more or less, being the remainder of Lot A-6, New City Block A-18, Bexar County, Texas, and being that same property conveyed to Michael N. Galanos by Deed filed March 24, 1938, recorded in Volume 1623, Page 520, Deed Records, Bexar County, Texas, SAVE AND EXCEPT 0.97 acres conveyed to the San Antonio River Authority by Deed filed June 23, 1958, recorded in Volume 4159, Page 307. Deed Records, Bexar County, Texas, and SAVE AND EXCEPT 0.0016 acres conveyed to the City of San Antonio by Warranty Deed filed April 25, 1989, recorded in Volume 4552, Page 840, Real Property Records, Bexar County, Texas, said 1.740 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for the South corner of this 1.740 acres, same being on the West Right-of-Way line of Nogalitos Street and the upper southeast corner of the San Antonio River Authority 0.97 acres (Volume 4159, Page 307), same also being the **POINT OF BEGINNING**;

THENCE along the lines common to this 1.740 acres and said San Antonio River Authority 0.97 acres the following courses and distances:

North 59 degrees 45 minutes 13 seconds West (called North 59 degrees 41 minutes 53 seconds West), a distance of 137.30 feet (called 137.00 feet) to a 1/2 inch iron rod capped WALS set for an angle corner;

North 35 degrees 43 minutes 54 seconds West (called North 35 degrees 40 minutes 23 seconds West), a distance of 67.25 feet to a 1/2 inch iron rod capped WALS set for an angle corner;

North 24 degrees 41 minutes 25 seconds West (North 23 degrees 37 minutes 54 seconds West), a distance of 164.30 feet to a 5/8 inch iron rod found for an angle corner;

North 27 degrees 12 minutes 21 seconds West (called North 27 degrees 07 minutes 16 seconds West), a distance of 202.42 feet (called 196.72 feet) to a Mag nail with washer stamped WALS set for the northwest corner of this 1.740 acres, same being a northerly corner of said San Antonio River Authority 0.97 acres and on the South Right-of-Way line of Ralph Avenue;

THENCE along the South Right-of-Way line of said Ralph Avenue, South 60 degrees 21 minutes 15 seconds East, a distance of 495.55 feet to a Mag nail found for the upper northeast corner of this 1.740 acres, same being the upper end of a cutoff line between the South Right-of-Way line of said Ralph Avenue and said Nogalitos Street;

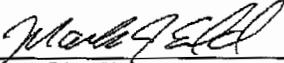
THENCE along said cutoff line, South 12 degrees 35 minutes 27 seconds East, a distance of 14.63 feet (called 14.26 feet) to a Mag nail found for the lower end of said cutoff line, same being on the West Right-of-Way line of said Nogalitos Street;

THENCE along the West Right-of-Way line of said Nogalitos Street the following courses and distances:

South 46 degrees 24 minutes 40 seconds West, a distance of 50.25 feet to an X found scribed on concrete for an angle corner;

South 26 degrees 49 minutes 55 seconds West (called South 27 degrees 18 minutes 07 seconds West), a distance of 179.52 feet (called 179.55 feet) to the **POINT OF BEGINNING**, and containing 1.740 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
November 7, 2023



File Information

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

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Recorded Date: November 29, 2023
Recorded Time: 1:46 PM
Total Pages: 6
Total Fees: \$42.00

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

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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: 11/29/2023 1:46 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk