

Z-2023-10700372 CD

STC / GR#1991094 / NH

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.

WARRANTY DEED WITH VENDOR'S LIEN

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

THAT, IGLESIA CENTRO CRISTIANO INTERNACIONAL, hereinafter called Grantor (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations in hand paid by ANH TUYET VO, as her sole, separate property and estate, hereinafter called Grantee (whether one or more), whose mailing address is: 4611 Peachtree Dean Valley TX 78238, the receipt of which is hereby acknowledged, and for the further consideration of the sum of \$140,000.00, to Grantor in hand paid by ACCESS ASSET MANAGEMENT INC., which amount is advanced at the special instance and request of the Grantee herein, and as evidence thereof, the Grantee has executed and delivered one certain promissory note of even date herewith for the sum of ONE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$140,000.00), payable to the order of ACCESS ASSET MANAGEMENT INC., whose mailing address is as set forth in the hereinafter mentioned Deed of Trust, bearing interest and payable as in said note provided; said note containing the usual provisions for attorney's fees and acceleration of maturity in case of default, and being secured by Vendor's Lien herein and hereby expressly retained in favor of the Grantor, on the property hereinafter described, and as further security for the payment of said note, the SUPERIOR TITLE and VENDOR'S LIEN to said property are hereby transferred and conveyed to ACCESS ASSET MANAGEMENT INC. without recourse against Grantor, said note being also secured by Deed of Trust of even date herewith to DEAN W. GREER, Trustee; has GRANTED, SOLD and CONVEYED and by these presents Grantor does hereby GRANT, SELL and CONVEY unto Grantee herein, the following described real property together with all improvements thereon situated in Bexar County, Texas, described as follows, to-wit:

The West 31.3 feet of Lot 7, the West 31.3 feet of Lot 10, and all of Lots 8 and 9, Block 35, New City Block 11475, BEVERLY PLACE ADDITION, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 368, Page(s) 71, Deed and Plat Records of Bexar County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto the said Grantee herein, Grantee's heirs, successors and/or assigns forever. And Grantor does hereby bind Grantor, Grantor's heirs, successors and/or assigns, TO WARRANT and FOREVER DEFEND all and singular the said premises unto the Grantee herein, Grantee's heirs, successors and/or assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantee assumes taxes for the current year on the property hereby conveyed.

This conveyance and the warranties of title given herein are made subject to any and all restrictions, easements, setback lines, covenants, conditions and reservations, of record affecting the property herein conveyed.

STATE OF TEXAS COUNTY OF BEXAR
CERTIFIED COPY CERTIFICATE
The page to which this certificate is affixed may have been lawfully altered to redact confidential personal information but is otherwise a full, true and correct copy of the original on file and of record in my office.
ATTESTED:

NOV 29 2023



LUCY ADAME-CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY:

DEPUTY

EXECUTED ON THE FOLLOWING DATE: April 21, 2023.

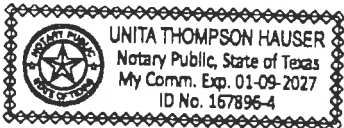
IGLESIA CENTRO CRISTIANO
INTERNACIONAL

By: *Gloria Ballesteros*
Printed name: Gloria Ballesteros
Title: President

(ACKNOWLEDGMENT)

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 24 day of April, 2023 by Gloria Ballesteros, President of IGLESIA CENTRO CRISTIANO INTERNACIONAL, on behalf of said entity.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
6611 Peach Tree
Leon Valley, Tx 78238

Prepared in the Law Offices of:
West & West
Attorneys at Law, P.C.
2929 Mossrock, Suite 204
San Antonio, Texas 78230

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ATTESTED:

NOV 29 2023



BY: *[Signature]*
DEPUTY

File Information

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

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Recorded Date: April 25, 2023
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**** 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: 4/25/2023 2:52 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

STATE OF TEXAS COUNTY OF BEXAR
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ATTESTED:

NOV 29 2023



LUCY ADAME-CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY:

DEPUTY