

Alamo Title Co. GF#: 4002004465 - DB

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

Date: January 20, 2019, but to be effective as of June 7, 2005 (the "Effective Date")

Grantor: BARBARA MARI BROWN, also known as BARBARA BROWN

Grantor's Mailing Address:

P.O. Box 29307
San Antonio, Texas 78229
Bexar County

Grantee: 1220 ENTERPRISES, LTD., a Texas limited partnership

Grantee's Mailing Address:

P.O. Box 29307
San Antonio, Texas 78229
Bexar County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

0.374 acres of land in the City of San Antonio out of Lot 4, Block 2, N.C.B. 18572 as described by plat of SANCHEZ-BUGG SUBDIVISION recorded in Volume 9520, Page 101 of the Deed and Plat Records of Bexar County, Texas, said 0.374 acres of land being more particularly on Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance : None.

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to conditions, restrictions, reservations, declarations, exceptions, easement grants, set-backs, assessments, maintenance and/or association charges and ordinances, affecting the property conveyed, if any, appearing in the public records; and all leases, grants, exceptions or reservations of coal, lignite, oil, gas and

other minerals, if any, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records; and standby fees, taxes, and assessments by any taxing authority for the year 2005 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

Grantee, by its acceptance hereof, agrees to be solely responsible for payment of all ad valorem taxes pertaining to the Property for the calendar year 2005 and subsequent years.

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.

[signature(s) on following page(s)]

Z-2024-10700262

Executed effective as of the Effective Date.

GRANTOR:

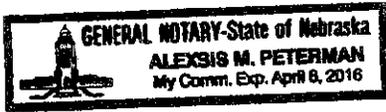
Barbara Mari Brown

BARBARA MARI BROWN, also known as
BARBARA BROWN

STATE OF Nebraska)
COUNTY OF Lancaster)

This instrument was acknowledged before me on January 20, 2016, by BARBARA MARI BROWN, also known as BARBARA BROWN, an individual.

Alexis M. Peterman
Notary Public, State of Nebraska



AFTER RECORDING RETURN TO:

1220 ENTERPRISES, LTD., a Texas limited partnership
P.O. Box 29307
San Antonio, Texas 78229

EXHIBIT "A"

Property:

0.374 acres of land in the City of San Antonio out of Lot 4, Block 2, N.C.B. 18572 as described by plat of SANCHEZ-BUGG SUBDIVISION recorded in Volume 9520, Page 101 of the Deed and Plat Records of Bexar County, Texas, said 0.374 acres of land being more particularly described as follows:

BEGINNING:

At a set "X" on concrete on the Southeast Right of Way line of Mainland Drive being S60° 42' 24" W, 175.08 feet from the intersection of the Southwest Right of Way line of Bandera Road (State Highway 16); said "X" on concrete being the Northwest corner of a 0.085 acre tract as described by Deed recorded in Volume 5346, Page 1137, Real Property Records, Bexar County, Texas;

THENCE:

S 28° 27' 29" E, 147.44 feet leaving the Southeast Right of Way line of Mainland Drive with the West boundary of said 0.085 acre tract to a set ½" iron pin on the Southeast boundary of said Lot 4, Block 2 being the Southwest corner of said 0.085 acre tract;

THENCE:

S61° 32' 29" W, 101.54 feet with the Southeast boundary of said Lot 4, Block 2 to a found ½" iron pin being the most Southerly corner of said Lot 4, Block 2;

THENCE:

N42° 22' 48"W (reference bearing), 122.71 feet with the Southwest boundary of said Lot 4, Block 2 to a found ½" iron pin on the curved Southeast Right of Way line of Mainland Drive;

THENCE:

With the Southeast Right of Way line of Mainland Drive being the Northwest boundary of said Lot 4, Block 2, the following:

116.20 feet with the arc of a curve concave to the Southeast having a radius of 370.00 feet, a central angle of 17° 59' 37" and a chord bearing and distance of N47° 30' 35", 115.72 feet to a set ½" iron pin being a point of tangency;

N60° 42' 24"E, 18.80 feet to a set "X" on concrete being the POINT OF BEGINNING, containing 0.374 acres of land.

Note: Bearings used in this description are referenced to said plat of Sanchez-Bugg Subdivision recorded in Volume 9520, Page 101 of the Deed and Plat Records of Bexar County, Texas.

Reference is made to Plat of Survey dated September 14, 1995, accompanying these filed notes.

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Pages 5
01/22/2016 12:15PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$38.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
01/22/2016 12:15PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff