

GF# 1701731

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 **MICHAEL H. CASEY**, hereinafter called Grantor (whether one or more), in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, to said Grantor in hand paid by **RTJM, LLC**, hereinafter called Grantee (whether one or more), whose mailing address is as hereinafter set forth, the receipt of which is hereby acknowledged, and for the further consideration of the sum of **\$340,000.00**, to Grantor in hand paid by **COMPASS BANK**, 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 **THREE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$340,000.00)**, payable to the order of **COMPASS BANK**, 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 **COMPASS BANK** without recourse against Grantor, said note being also secured by Deed of Trust of even date herewith to Ben Hayes Riggs, Trustee; has **GRANTED, SOLD and CONVEYED**, and by these presents Grantor does **GRANT, SELL and CONVEY** unto the Grantee above named, all that certain property situated in Bexar County, Texas, described as follows, to-wit:

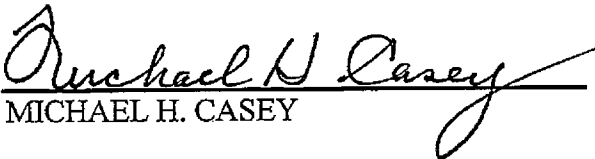
0.125 acres of land, more or less, out of the San Antonio Town Tract Survey, Abstract 20, Bexar County, Texas, being out of Lots 1 and 2, ^{* BLOCK 2} New City Block 937 and described in Deed recorded in Volume 12503, Page 1830, Real property Records of Bexar County, Texas. Said 0.125 acre tract being more particularly described in Exhibit "A" attached hereto and made a part hereof for all intents and purposes. _{M.H.B.}

TO HAVE AND TO HOLD the said premises, together with the rights, hereditaments and appurtenances thereto belonging, unto the said Grantee above named, 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** the title to said property unto the said Grantee above named, 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, reservations, terms and provisions of record affecting the property herein conveyed.

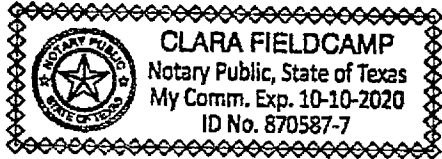
EXECUTED ON THE FOLLOWING DATE: September 18, 2017


MICHAEL H. CASEY

(ACKNOWLEDGEMENT)

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 18th day of September, 2017, by MICHAEL H. CASEY.



Clara Fieldcamp
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Grantee's Address:
1854 Lockhill Selma, Suite 102
San Antonio, TX 78213

Prepared in the Law Offices of:

West & West
Attorneys at Law, P.C.
2929 Mossrock, Suite 204
San Antonio, Texas 78230

EXHIBIT "A"

METES AND BOUNDS

Being 0.125 acres of land, more or less, out of the San Antonio Town Tract Survey, Abstract 20, Bexar County, Texas, being out of Lots 1 and 2, Block 2, New City Block 937 and described in Deed recorded in Volume 12503, Page 1830, of the Official Public Records, Bexar County, Texas, said 0.125 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the South corner of Lot 9, same being the West corner of Lot 10, both of Block 2, New City Block 937 and on the northeast Right-of-Way line of E. Guenther Street, same also being the **POINT OF COMMENCEMENT**;

THENCE along the northeast Right-of-Way line of said E. Guenther Street, North 35 degrees 00 minutes 00 seconds West, a distance of 250.00 feet to a point at the intersection of the northeast Right-of-Way line of E. Guenther Street and the southeast Right-of-Way line of S. Alamo Street;

THENCE along the southeast Right-of-Way line of S. Alamo Street, North 55 degrees 00 minutes 00 seconds East, a distance of 250.00 feet to a point for the West corner of this 0.125 acres, same being the North corner of Lot 3, Block 2, New City Block 937 and the **POINT OF BEGINNING**;

THENCE continuing along the southeast Right-of-Way line of said E. Guenther Street, North 55 degrees 00 minutes 00 seconds East, a distance of 55.00 feet to a point for the North corner of this 0.125, said point being South 09 degrees 17 minutes 42 seconds East 0.25 feet from the center of a wood post, said point being the West corner of the Espronceda Holdings, LLC tract (Volume 17486, Page 1244);

THENCE along the line common to this 0.125 acres and said Espronceda tract, the following courses and distances:

South 31 degrees 53 minutes 21 seconds East, a distance of 92.14 feet to a 1/2 inch iron rod set for an interior corner of this 0.125 acres;

North 55 degrees 00 minutes 00 seconds East, a distance of 28.23 feet to a 1/2 inch iron rod set for an angle corner of this 0.125 acres, same being on the West Right-of-Way line of Wickes Street;

THENCE along said West Right-of-Way line of said Wickes Street, South 09 degrees 02 minutes 58 seconds East, a distance of 8.90 feet to a 1/2 inch iron rod set for the East corner of this 0.125 acres, same being the North corner of the Michael H. Casey tract, Property Id. 110500;

THENCE along the line common to this 0.125 acres and said Casey tract, South 55 degrees 00 minutes 00 seconds West, a distance of 74.33 feet to a point for the South corner of this 0.125, said point being South 25 degrees 03 minutes 57 seconds West 1.52 feet from the center of metal post, said point being the northwest corner of said Casey tract and on the East line of said Lot 3;

THENCE along the line common to this 0.125 acres and said Lot 3, North 35 degrees 00 minutes 00 seconds West, a distance of 100.00 feet to the **POINT OF BEGINNING**, and containing 0.125 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, Central Zone, Grid.


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
May 21, 2017



Doc# 20170186249
Pages 4
09/19/2017 2:17PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$34.00

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.
09/19/2017 2:17PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff