

Z-2024-10700085 CD

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

1639 NB BG
ORIG/Close

Date: March 8, 2024

Grantor: SANDRA E. RESENDEZ, a single person; LINDA L. ALVAREZ, a single person; ADAM CAMPOS, a married person; and LISA GARCIA, a married person, all dealing with sole and separate nonhomestead property

Grantor's Mailing Address:

SANDRA E. RESENDEZ
1043 SE 41st
Oklahoma City, OK 73129

LINDA L. ALVAREZ
4039 Bikini Drive
San Antonio, TX 78218

ADAM CAMPOS
5023 Meadowview
San Antonio, TX 78228

LISA GARCIA
2344 Cerberus Drive
San Antonio, TX 78245

Grantee: JOSEPH RODRIGUEZ, a single person

Grantee's Mailing Address:

JOSEPH RODRIGUEZ
13410 Alder Creek Dr.
San Antonio, Texas 78247

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of CLICK N' CLOSE, INC. in the principal amount of ONE HUNDRED FIFTY-SIX THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$156,750.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of CLICK N' CLOSE, INC.

Z-2024-10700085 CD

and by a first-lien deed of trust of even date from Grantee to Jeffrey E. Bode, trustee.

Property (including any improvements):

SEE ATTACHED EXHIBIT 'A'

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

SUBJECT to the following matters to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, easements, mineral or royalty reservations and leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the public records of Bexar County, Texas; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

CLICK N' CLOSE, INC., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of CLICK N' CLOSE, INC. and are transferred to CLICK N' CLOSE, INC. without recourse against Grantor.

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

Z-2024-10700085 CD

Sandra E. Resendez
SANDRA E. RESENDEZ

Linda L. Alvarez
LINDA L. ALVAREZ

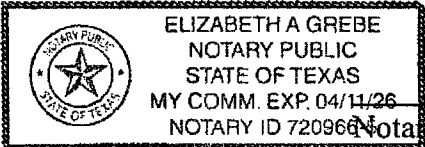
Adam Campos
ADAM CAMPOS

Lisa Garcia
LISA GARCIA

STATE OF TEXAS)

COUNTY OF Bexar)

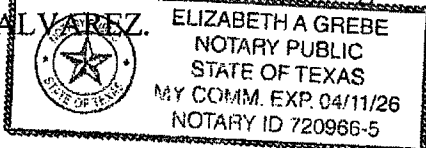
This instrument was acknowledged before me on March 8, 2024, by SANDRA E. RESENDEZ.

 [Signature]
Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF Bexar)

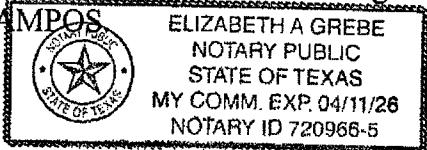
This instrument was acknowledged before me on March 8, 2024, by LINDA L. ALVAREZ.

 [Signature]
Notary Public, State of Texas

Z-2024-10700085 CD

STATE OF TEXAS)
COUNTY OF Bexar)

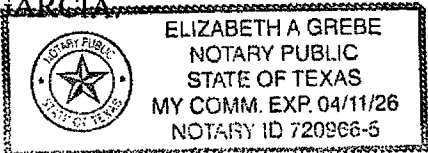
This instrument was acknowledged before me on March 8, 2024, by
ADAM CAMPOS



[Signature]
Notary Public, State of Texas

STATE OF TEXAS)
COUNTY OF Bexar)

This instrument was acknowledged before me on March 8, 2024, by
LISA GARCIA



[Signature]
Notary Public, State of Texas

Z-2024-10700085 CD

EXHIBIT "A"
METES AND BOUNDS

Being 0.313 acres of land, more or less, out of Lot 35, New City Block 7896, Melrose Gardens, a subdivision situated in the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 105, Page 235, Deed and Plat Records, Bexar County, Texas, and being that same property conveyed to Santos Escobedo and Beatrice Escobedo in a Warranty Deed (Long Form) recorded in Volume 1756, Page 159, Official Public Records, Bexar County, Texas, **SAVE AND EXCEPT** that certain portion conveyed to the City of San Antonio described in a Warranty Deed recorded in Volume 3288, Page 282, Official Public Records, Bexar County, Texas; said 0.313 acres being more particularly described by metes and bounds as follows:

COMMENCING at a Type II monument found for the southeast corner of Pollard Memorial Methodist Church, tract (Volume 5023, Page 350), same being on the intersection of the North Right-of-Way line of Stonewall Street and the northwest Right-of-Way line of IH-35, same also being on the South line of Lot 32 of said Melrose Gardens and the **POINT OF COMMENCEMENT**;

THENCE along the North Right-of-Way line of said Stonewall Street, South 89 degrees 49 minutes 41 seconds West, a distance of 250.33 feet (called 248.435 feet) to a 1/2 inch iron rod capped WALS set for the southeast corner of this 0.313 acres, same being the southwest corner of Edgar E. Pace, et ux, tract (Volume 4981, Page 637) and on the South line of said Lot 35, same also being on the North Right-of-Way line of said Stonewall Street and the **POINT OF BEGINNING**;

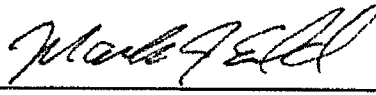
THENCE continuing along the North Right-of-Way line of said Stonewall Street, South 89 degrees 49 minutes 51 seconds West, a distance of 55.77 feet (called 55.765 feet) to a point for the southwest corner of this 0.313 acres, from which the center of a 2 inch metal fence post bears North 12 degrees 42 minutes 02 seconds West, a distance of 0.07 feet, said point also being the southwest corner of said Lot 35 and on the North Right-of-Way line of said Stonewall Street, same also being the southeast corner of Ramon Viramontes, tract (Volume 12138, Page 994);

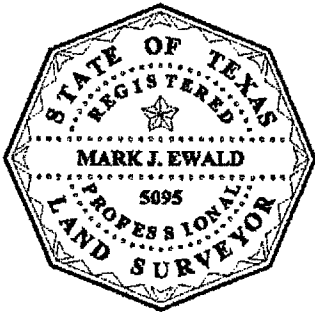
THENCE along the line common to this 0.313 acres and said Viramontes tract, North 00 degrees 45 minutes 57 seconds West, a distance of 244.69 feet to a point for the northwest corner of this 0.313 acres, from which the center of a 2 inch metal fence post bears South 40 degrees 36 minutes 51 seconds East, a distance of 1.14 feet, said point also being on the East line of Jessica Fernandez, et al, tract (Document No. 20210006986) and the southwest corner of Lot 35A, Harlandale New Subdivision (Volume 3700, Page 267);

THENCE along the line common to this 0.313 acres and said Lot 35A, North 89 degrees 49 minutes 51 seconds East, a distance of 55.77 feet (called 55.765 feet) to a 1/2 inch iron rod found for the northeast corner of this 0.313 acres, same being the southeast corner of said Lot 35A and the southwest corner of Lot 35B of said Harlandale New Subdivision, same also being the northwest corner of said Pace tract;

THENCE along the line common to this 0.313 acres and said Pace tract, South 00 degrees 45 minutes 57 seconds East, a distance of 244.69 feet to the **POINT OF BEGINNING**, and containing 0.313 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
March 7, 2024



File Information

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

Document Number: 20240044432
Recorded Date: March 12, 2024
Recorded Time: 3:44 PM
Total Pages: 6
Total Fees: \$41.00

**** 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: 3/12/2024 3:44 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk