

GF # 116104348

SCANNED

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

Date: April 25, 2012

Grantor: MAN HO PARK, owning, occupying, and claiming other property as homestead

Grantor's Mailing Address: 6218 Sugar Creek
San Antonio, Texas 78244

Grantee: NIZARI VENTURES, LLC



Grantee's Mailing Address: 25612 Candytuft
San Antonio, Texas 78260

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid to the Grantor, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, and the further consideration of the execution by Grantee of one certain promissory note of even date herewith in the principal sum of TWO HUNDRED FIFTY-FIVE THOUSAND and NO/100 DOLLARS (\$255,000.00), payable to the order of TEXSTAR NATIONAL BANK, payable as therein provided and bearing interest as therein specified and providing for acceleration of maturity in the event of default and for attorney's fees; and being secured by Vendor's Lien and Superior Title herein and hereby expressly retained and reserved upon the property herein described and conveyed and being additionally secured by Deed of Trust thereon of even date herewith to BYRON K. BEXLEY, Trustee.

Property (including any improvements):

A 0.634 ACRE TRACT CONSISTING OF LOTS 10, 18, 19, 20, 21, 22 AND THE EAST 50 FEET OF 23, NEW CITY BLOCK 6917, PARKVIEW, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 980, PAGES 103-104, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; TOGETHER WITH A PARCEL BEING A 2,518.48 SQUARE FEET OUT OF PARKVIEW DRIVE (50 FEET WIDE) OF SAID SUBDIVISION, AS CONVEYED BY THE CITY OF SAN ANTONIO IN VOLUME 4376, PAGE 1065, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS; **SAVE AND EXCEPT** 611.58 SQUARE FEET AND 38.82 SQUARE FEET CONVEYED TO THE CITY OF SAN ANTONIO IN VOLUME 4376, PAGE 1070, REAL PROPERTY RECORDS OF SAID COUNTY, SAID 0.634 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF FOR ALL INTENTS AND PURPOSES

Reservations from Conveyance and Warranty: None.

Book 15464 Page 430 3pgs

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all conditions, restrictions and easements of record,

if in force, recorded in the office of the County Clerk of Bexar County, Texas.

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 shall become absolute.

TEXSTAR NATIONAL BANK, 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 TEXSTAR NATIONAL BANK and are transferred to TEXSTAR NATIONAL BANK, without recourse against Grantor.

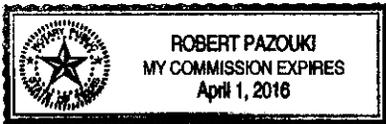
The contract between Grantor, as the seller, and Grantee, as the buyer, may contain limitations as to warranties. To the extent said contract provides for such limitations to survive this conveyance, they shall be deemed incorporated herein by reference. However, the warranty of title contained in this Deed is hereby expressly excluded from any limitations as to warranties contained in the contract referenced in this paragraph.

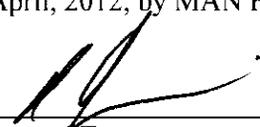
When the context requires, singular nouns and pronouns include the plural.

By: 
MAN HO PARK

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 25th day of April, 2012, by MAN HO PARK.




Notary Public, State of Texas

After Recording Return To:
Nizari Ventures, LLC
25612 Candytuft
San Antonio, Texas 78260

Prepared in the Law Offices of:
Pazouki & Arambula, LLP
70 N.E. Loop 410, Suite 950
San Antonio, Texas 78216

Exhibit A

LEGAL DESCRIPTION

BEING: a 0.634 acre tract consisting of Lots 10, 18, 19, 20, 21, 22 and the East 50 feet of 23, New City Block 6917, Parkview, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 980, Pages 103-104, Deed and Plat Records of Bexar County, Texas; **TOGETHER WITH** a parcel being 2,518.48 square feet out of Parkview Drive (50 feet wide) of said subdivision, as conveyed by the City of San Antonio in Volume 4376, Page 1065, Real Property Records of Bexar County, Texas; **SAVE AND EXCEPT** 611.58 square feet and 38.82 square feet conveyed to the City of San Antonio in Volume 4376, Page 1070, Real Property Records of said County; said 0.634 acre tract being more particularly described as follows:

BEGINNING: at a ½" iron pin found on the south right-of-way line of E. Mitchell St. (50 feet wide) for the northwest corner of said Lot 18 and the herein described tract; said pin being the northeast corner of Lot 17 of said subdivision and being S.78°03'00"E., 33.00 feet from a ½" iron pin found for the northwest corner of a tract known as Lot 17 and the East 8 feet of Lot 16 of said Subdivision;

THENCE: with said right-of-way line along the north line of said Lots 18, 19 and 10, S.78°03'00"E., 148.27 feet to an "X" set in concrete for the beginning of a curve to the right into the west right-of-way line of Mission Rd.; said point being the west corner of the above mentioned **SAVE AND EXCEPT** 38.82 square feet;

THENCE: with said curve to the right having a radius of 15.00 feet, a central angle of 84°41'10", a chord bearing of S.35°43'29"E., a chord distance of 20.21 feet and an arc distance of 22.18 feet to an "X" set in concrete for the point of tangency on the above mentioned right-of-way line of Mission Rd.; said point being on the east line of said Lot 10;

THENCE: with said right-of-way line and the east line of said Lot 10, S.06°34'54"W., 24.15 feet to an "x" set in concrete for an angle point; said point being the north corner of the above mentioned **SAVE AND EXCEPT** 611.58 square feet;

THENCE: along the new right-of-way line of said Mission Rd. into said Lot 10 and along the west line of said **SAVE AND EXCEPT** 611.58 square feet, S.12°02'44"W., 3.76 feet to an "X" set in concrete for the beginning of a non-tangent curve to the right; said curve having a radius of 335.00 feet, a central angle of 21°17'44", a chord bearing of S.22°41'38"W., and a chord distance of 123.80 feet;

THENCE: continuing along said new right-of-way line, across said Lots 10, 20, 21 and 22 respectively, with said curve to the right, passing, at an arc distance of 86.05 feet the south line of said Lot 22 and the northwest corner of the above mentioned 2,518.48 square feet tract; said point also being the original right-of-way line of Parkview Dr. of said subdivision; and continuing for a total arc distance of 124.51 feet to a p.k. nail set in asphalt for the beginning of a curve to the right into the north right-of-way line of the new right-of-way line of Parkview Dr.;

THENCE: along said curve to the right having a radius of 25.00 feet, a central angle of 86°21'13", a chord bearing of S.76°31'07"W., a chord distance of 34.21 feet and an arc distance of 37.68 feet to a p.k. nail set on the said new right-of-way line for a point of reverse curvature to the left;

THENCE: with said right-of-way line along said curve to the left having a radius of 150.00 feet, a central angle of 32°58'26", a chord bearing of N.76°47'30"W., a chord distance of 85.14 feet and an arc distance of 86.33 feet to a p.k. nail set on the south line of Lot 23 of said subdivision and the original right-of-way line of said Parkview Dr.;

THENCE: with the south line of said Lot 23 and along said right-of-way line, S.80°51'30"W., 28.27 feet to a ½" iron pin found for the southwest corner of a tract known as the East 50 feet of Lot 23 and the herein described tract; said pin being N.80°51'30"E., 53.59 feet from a ½" iron pin found in the south line of Lot 24 of said subdivision for the southeast corner of a tract known as the West 50 feet Lot 24;

THENCE: departing the south line of said Lot 23 and said right-of-way line, across said Lot 23 and along the common line of said Lots 17 and 18, N.11°57'00"E., 186.04 feet to the POINT OF BEGINNING, and containing a 0.634 acre of land.

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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

Doc# 20120077867 Fees: \$24.00
04/30/2012 1:25PM # Pages 3
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

APR 30 2012



Gerard Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS