

FIRST AMERICAN TITLE

Zoning Case Z-2022-10700054

GF# 2478690-SAG8

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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: March 24, 2020

Grantor: VHS FAMILY LIMITED PARTNERSHIP, a Texas limited partnership

Grantor's Mailing Address: 1350 E. Southcross Boulevard
San Antonio, Bexar County, Texas 78223

Grantee: J. ADAMS PROPERTIES, LLC, a Texas limited liability company

Grantee's Mailing Address: 135 Adams St., Unit 4
San Antonio, Bexar County, Texas 78210

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 THREE HUNDRED TWENTY-FIVE THOUSAND and NO/100 DOLLARS (\$325,000.00), 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):

See Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance and Warranty: None.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2020, which Grantee assumes and agrees to pay.

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

Zoning Case Z-2022-10700054

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, when the claim is by, through, or under Grantor but not otherwise, 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.

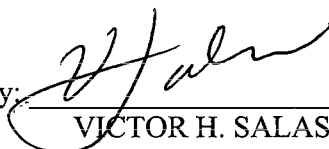
Ad valorem taxes for the current year have been prorated as of the date of closing hereof, and payment thereof is assumed by Grantee.

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

GRANTOR:

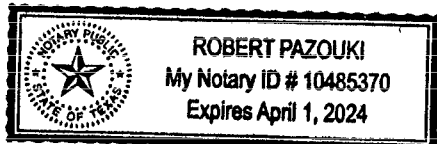
VHS FAMILY LIMITED PARTNERSHIP,
a Texas limited partnership

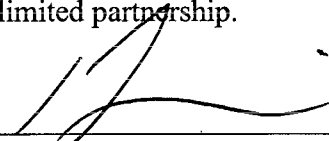
By: TRES SLS, L.L.C.,
a Texas limited liability company
Its General Partner

By: 
VICTOR H. SALAS
Its President

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 21 day of March, 2020, by VICTOR H. SALAS as President of TRES SLS, L.L.C., a Texas limited liability company, as General Partner on behalf of VHS FAMILY LIMITED PARTNERSHIP, a Texas limited partnership.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

J. Adams Properties, LLC
135 Adams St., Unit 4
San Antonio, Texas 78210

PREPARED IN THE LAW OFFICES OF:

Pazouki & Arambula, LLP
17115 San Pedro Avenue, Suite 330
San Antonio, Texas 78232

Zoning Case Z-2022-10700054

EXHIBIT "A"

LOT 28 AND A 0.0032 ACRE TRACT OF LAND OUT OF LOT 31, IN BLOCK 3, NEW CITY BLOCK 3032, TREASURE HILL, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 105, PAGE 75, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SAID 0.0032, OF AN ACRE (141 SQ. FT.) TRACT OF LAND DESCRIBED IN VOLUME 8878, PAGES 1183-1188, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A "X" FOUND IN CONCRETE ON THE NORTH RIGHT-OF-WAY LINE OF CINCINNATI AVE. FOR THE SOUTHWEST CORNER OF LOT 31, N.C.B. 3032, LEAVING SAID RIGHT-OF-WAY LINE N 00°02'15" W, A DISTANCE OF 14.10 FEET TO A POINT ON THE COMMON PROPERTY LINE OF LOT 31, WITH LOT 28, N.C.B. 3032 AND THE POINT OF BEGINNING OF THIS TRACT;

THENCE: CONTINUING ALONG THE AFOREMENTIONED COMMON PROPERTY LINE OF LOT 31 WITH LOT 28, A DISTANCE OF 35.90 FEET TO A POINT FOR THE NORTHWEST CORNER OF LOT 31;

THENCE: N 90°00'00" E, A DISTANCE OF 2.81 FEET AND ALONG THE NORTH PROPERTY LINE OF LOT 31, TO AN ANGLE POINT;

THENCE: S 11°23'02" E, A DISTANCE OF 2.72 FEET TO AN ANGLE POINT;

THENCE: S 02°12'10" E, A DISTANCE OF 33.31 FEET ALONG AN INTERIOR WALL TO A POINT FOR A CORNER OF THIS 0.0032 OF AN ACRE TRACT;

THENCE: N 89°21'28" W, 4.44 FEET TO THE POINT OF BEGINNING OF THIS 0.0032 OF AN ACRE TRACT OF LAND.

File Information

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

Document Number: 20200064860
Recorded Date: March 26, 2020
Recorded Time: 11:56 AM
Total Pages: 4
Total Fees: \$34.00

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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: 3/26/2020 11:56 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk