

Z-2022-10700036

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: October 26, 2020

GRANTOR: WeinRitter Realty, LP

GRANTOR'S ADDRESS: P. O. Box 782129, San Antonio, TX 78278-2129

GRANTEE: Yellowstone Developers, LLC

GRANTEE'S ADDRESS: 13914 Riverbank Pass, Helotes TX 78023

CONSIDERATION: TEN DOLLARS (\$10.00) and a Note of even date that is in the principal amount of \$315,000.00 and is executed by Grantee, payable to the order of WeinRitter Realty, LP, a Texas limited partnership. It is secured by a vendor's lien retained in this Deed and by a Deed of Trust of even date from Grantee to Michael Baucum or Virginia W. Peterson or Laura Ann Baucum, Trustee.

PROPERTY (including improvements):

Being 4.481 acres of land or 195,204 square feet of land area situated in the Charles Tenness Survey No. 50, Abstract No. 747, County Block 4286 in Bexar County, Texas and being out of and a part of that certain tract of land called to contain 83.015 acres of land of record in Volume 10001, Page 2006, Official Public Records of Bexar County, Texas. Said 4.481 acres of land is more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: This conveyance is made and accepted subject to conditions and restrictions, if any, affecting the subject property and appearing of record in the Records of Bexar County, Texas.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever

CHICAGO TITLE GF# 4300172000289MB

lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor but not otherwise.

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.

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

WEINRITTER REALTY, LP,
A TEXAS LIMITED PARTNERSHIP

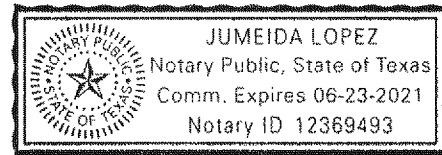
BY: WEINRITTER INVESTMENTS, INC.
ITS GENERAL PARTNER

BY: 
MARC WEINSTEIN, VICE PRESIDENT

THE STATE OF TEXAS *

*

COUNTY OF BEXAR *



This instrument was acknowledged before me on the 21 day of October, 2020, by Marc Weinstein, Vice President of WeinRitter Investments, Inc., a Texas corporation, on behalf of said corporation, and the corporation acknowledged this instrument as General Partner on behalf of WeinRitter Realty, LP, a partnership.

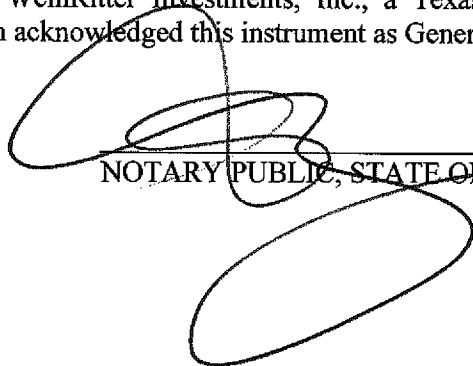

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

4.481 acres of land or 195,204 square feet of land area situated in the Charles Tenness Survey No. 50, Abstract 747, County Block 4286 in Bexar County, Texas and being out of and a part of that certain tract of land called to contain 83.015 acres of land of record in Volume 1001, Page 2006, Official Public Records of Bexar County, Texas. Said 4.481 acres of land designated Tract 1 and is more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap marked "RPLS 4540" found for the northwest corner of this 4.481 acre tract of land;

THENCE with the north line of this 4.481 acre tract of land, North 89°36'56" East for a distance of 353.45 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found angle point for the most northerly, northeast corner of this 4.481 acres of land;

THENCE South 45°23'18" East for a distance of 16.97 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found angle point;

THENCE with the irregular, easterly line of this 4.481 acre tract of land for the following four courses:

1. South 00°23'31" East for a distance of 495.99 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found angle point;
2. South 44°36'45" West for a distance of 16.97 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found angle point;
3. South 89°37'01" West for a distance of 121 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found angle point;
4. South 00°23'31" East for a distance of 110.00 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found for the most southerly, southeast corner of this 4.481 acre tract of land;

THENCE with the south line of this 4.481 acre tract of land, South 89°37'01" West for a distance of 148.00 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found angle point for the most southerly, southwest corner of this 4.481 acre tract of land;

THENCE North 45°23'15" West for a distance of 16.97 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found angle point;

THENCE with the irregular, westerly line of this 4.481 acre tract of land for the following 8 courses:

1. North 00°23'31" West for a distance of 248.00 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found for corner;
2. South 89°37'01" West for a distance of 72.04 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found for corner;
3. North 00°38'37" West for a distance 100.00 feet;
4. North 00°10'52" West for a distance of 119.99 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found for corner;
5. North 89°36'56" East for a distance of 25.86 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found for corner;
6. North 00°10'52" West for a distance of 50.00 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found for corner;
7. South 89°36'56" West for a distance of 26.82 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found for corner;
8. North 00°10'52" West for a distance of 100.00 feet to the **POINT OF BEGINNING**.

File Information

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

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Recorded Date: October 26, 2020
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**** 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: 10/26/2020 9:55 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk