

**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:** To be Effective on May 6, 2022

**Grantor:** Maurice Alan Rosenstein

**Grantor's Mailing Address:** P.O. Box 12340  
College Station, Texas 77842

**Grantor:** Edward Jay Rosenstein, as Trustee of the Edward Jay Rosenstein 2013 Revocable Trust

**Grantor's Mailing Address:** 200 East 65<sup>th</sup> Street, Apt. 27W  
New York, New York 10065

**Grantor:** Debra Ann Rosenstein now known as Debra Ann Rosenstein Jones

**Grantor's Mailing Address:** 11555 Culebra Road #623  
San Antonio, Texas 78253

**Grantee:** SO-ROD Partners, LLC, a Texas limited liability company

**Grantee's Mailing Address:** 8434 Fountain Circle  
San Antonio, Texas 78229

**Consideration:** Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and the amount of **Nine Hundred Eighty-four Thousand Nine Hundred Forty-five and 00/100 Dollars (\$984,945.00)** advanced to Grantee by First National Bank Texas ("Lender"), whose address is P.O. Box 937, Killeen, Texas 76540, which funds Grantee has agreed to repay in accordance with the terms of that certain Promissory Note ("Note") of even date herewith in the stated principal sum of \$984,945.00 executed by Grantee and payable to the order of Lender. The Note is secured by a vendor's lien against, and superior title to the Property retained in this Deed in favor of Lender and also secured by a Deed of Trust (the "Deed of Trust") dated of even date herewith from Grantee to Robert W. Hoxworth, Trustee.

**Property (including any improvements):**

**BEING A 4.607 ACRE TRACT OF LAND BEING TRACT 1 OF NEW CITY BLOCK 10935, CITY OF SAN ANTONIO, COUNTY BLOCK 5155, BEXAR COUNTY, TEXAS, SAME BEING RECORDED IN A WARRANTY DEED TO SAMUEL ROSENSTEIN, DATED JULY 19, 1966, VOLUME 5603, PAGE 817, DEED RECORDS OF BEXAR COUNTY, TEXAS; SAID 4.607 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.**

**Reservations from Conveyance and Warranty:** None

**Exceptions to Conveyance and Warranty:**

This conveyance is made and accepted subject to any and all valid easements and rights-of-way of record, all presently recorded restrictions, reservations, covenants, conditions and other instruments other than liens and conveyances, filed of record, to the extent, if any, that they are valid and subsisting against the Property or any part thereof.

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 any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors and administrators forever. Grantor binds Grantor and Grantor's heirs, executors and administrators to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever

CHICAGO TITLE GF# 420015220260015J


PA-2022-116000123  
Z-2022-10700348

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

But it is expressly agreed and stipulated that Grantor expressly reserves and retains for itself, its successors and assigns, a vendor's lien as well as superior title in and to the Property until the Note and the indebtedness evidenced thereby are fully paid in accordance with the terms of the Note, whereupon this Special Warranty Deed with Vendor's Lien will become absolute. The Note represents the purchase price hereof and is payable directly to Lender, who has advanced to the Grantor at the request of the Grantee, and in consideration thereof, the Grantor does hereby SELL, TRANSFER, and ASSIGN, unto Lender, its successors and assigns, the vendor's lien and superior title herein retained against the Property to secure payment of the Note, hereby fully and completely subrogating Lender, its successors and assigns, to all rights, titles, equities and interests in and to the Note, and all liens against the Property securing payment thereof as if the Note were payable to Grantor and assigned to Lender without recourse.

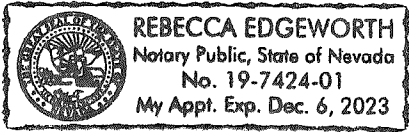
Ad valorem taxes and assessments attributable to the year 2022 have been prorated between Grantor and Grantee as of the date of this Special Warranty Deed with Vendor's Lien and Grantee hereby expressly assumes and agrees to pay the same for the current year and subsequent years.

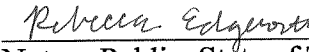
When the context requires, singular nouns and pronouns include the plural.

GRANTOR:   
Maurice Alan Rosenstein

THE STATE OF TEXAS <sup>to</sup> Nevada §  
COUNTY OF BEXAR <sup>to</sup> Clark §


The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of May 2022 by Maurice Alan Rosenstein, in his individual capacity.



  
Notary Public, State of Texas Nevada

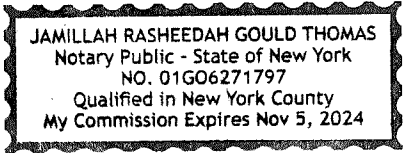
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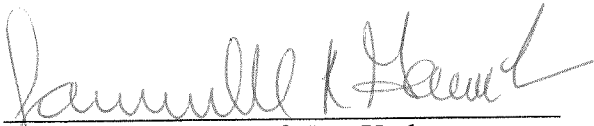
GRANTOR:

  
Edward Jay Rosenstein, as Trustee of the  
Edward Jay Rosenstein 2013 Revocable Trust

THE STATE OF NEW YORK     §  
   §  
COUNTY OF New York     §

The foregoing instrument was acknowledged before me this 5 day of May 2022 by  
Edward Jay Rosenstein, as Trustee of the Edward Jay Rosenstein 2013 Revocable Trust, on  
behalf of said trust.



  
Notary Public, State of New York

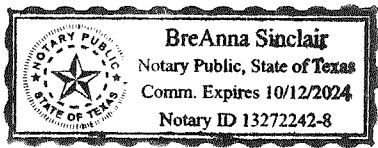
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GRANTOR:

Debra Ann Rosenstein Jones  
Debra Ann Rosenstein now known as Debra Ann  
Rosenstein Jones

THE STATE OF TEXAS       §  
  §  
COUNTY OF BEXAR       §

The foregoing instrument was acknowledged before me this 5 day of May 2022 by  
Debra Ann Rosenstein now known as Debra Ann Rosenstein Jones, in her individual  
capacity.



BreAnna Sinclair  
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:  
Chicago Title of Texas, LLC  
Attn: Val Juvé  
755 E. Mulberry Ave., Ste. 125  
San Antonio, Texas 78212

EXHIBIT "A"

PA-2022-116000123  
Z-2022-10700348

STATE OF TEXAS  
COUNTY OF BEXAR

FIELD NOTE DESCRIPTION  
OF A  
4.607 ACRE TRACT

Being a 4.607 acre tract of land being Tract 1 of New City Block 10935, City of San Antonio, County Block 5155, Bexar County, Texas, same being recorded in a Warranty Deed to Samuel Rosenstein, dated July 19, 1966, Volume 5603, Page 817, Deed Records of Bexar County, Texas; said 4.607 acre tract being more particularly described as follows:

**BEGINNING:** at a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set in the west right-of-way line of Clark Avenue (a 50' wide right-of-way) for the southeast corner of the aforementioned Tract 1, the northeast corner of Lot 17 of the Mont Calm Subdivision, Section No. 2 as recorded in Volume 9520, Page 120, Deed and Plat Records of Bexar County, Texas, and the southeast corner of the herein described 4.607 acre tract;

**THENCE:** leaving the west right-of-way line of the aforementioned Clark Avenue, along the south line of the aforementioned Tract 1 and the north line of the aforementioned Mont Calm Subdivision, S89°29'20"W, a distance of 715.45 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for the southwest corner of said Tract 1, the southeast corner of the terminus of Lennon Court (an unimproved 50' wide right-of-way), and the southwest corner of the herein described 4.607 acre tract, said point lying in the north line of Lot 12 of said Mont Calm Subdivision;

**THENCE:** leaving the north line of the aforementioned Lot 12, along the west line of the aforementioned Tract 1, the east line of the aforementioned Lennon Court, and the east line of Lot 2, Block 8 of the Forbes Elementary School Subdivision as recorded in Volume 9539, Page 132, Deed and Plat Records of Bexar County, Texas, N00°17'12"W, a distance of 281.83 feet to a 1/2" iron rod found for the northwest corner of said Tract 1, the southwest corner of the Cynthia Linn Subdivision as recorded in Volume 9518, Page 73, Deed and Plat Records of Bexar County, Texas, and the northwest corner of the herein described 4.607 acre tract;

**THENCE:** leaving the east line of the aforementioned Lot 2, along the north line of the aforementioned Tract 1, the south line of the aforementioned Cynthia Linn Subdivision, and the south line of Tract 8, New City Block 10949, described as a 1.096 acre tract of land recorded in Volume 15070, Page 813, Official Public Records of Bexar County, Texas, N89°42'48"E, a distance of 715.66 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set in the west right-of-way line of the aforementioned Clark Avenue for the northeast corner of said Tract 1, the southeast corner of said Tract 8, and the northeast corner of the herein described 4.607 acre tract;

**THENCE:** along the west right-of-way line of the aforementioned Clark Avenue and the east line of the aforementioned Tract 1, S00°14'32"E, a distance of 279.03 feet to the **PLACE OF BEGINNING** and containing 4.607 acres of land.

- Notes:
- 1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD (83).
  - 2. A survey plat of even date accompanies this Field Note Description.

**File Information**

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

**Document Number:** 20220117100

**Recorded Date:** May 10, 2022

**Recorded Time:** 8:07 AM

**Total Pages:** 6

**Total Fees:** \$42.00

**\*\* 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: 5/10/2022 8:07 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk