

Z-2023-10700040

## General Warranty Deed with Vendor's Lien

**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.**

Date: 02/10/2022

Grantor: **John V Ferguson, and Debbie A Ferguson, Husband and Wife**

Grantor's Mailing Address: 11510 Old Corpus Christi Hwy, San Antonio, TX 78223-9313

Grantee: **Converse Town Center, LLC**

Grantee's Mailing Address: 208 Chattington Ct, San Antonio, TX 78213-2611

Consideration:

TEN DOLLARS (\$10.00) along with a note of even date executed by Grantee and payable to the order of **John T Squire** in the principal amount of \$145,000. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of **John T Squire** and by a first-lien deed of trust of even date from Grantee to **Jonathan P Fly**, trustee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

All of that property described in Exhibit A, attached hereto and incorporated herein.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

All restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property.

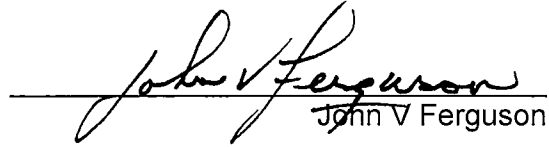
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

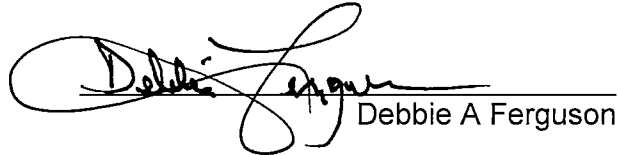
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**John T Squire**, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of **John T Squire** and are transferred to **John T Squire** without recourse against Grantor. 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.

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

GRANTOR:

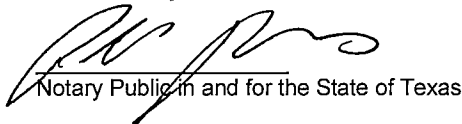
  
John V Ferguson

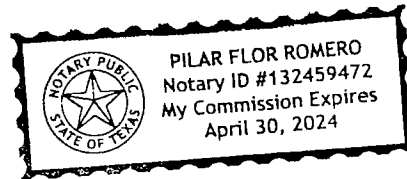
  
Debbie A Ferguson

State of Texas  
County of Bexar

§  
§

Before me, the undersigned authority, on this day personally appeared, John V Ferguson, who proved to me through satisfactory evidence to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that **he** executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this tenth day of February, 2022.

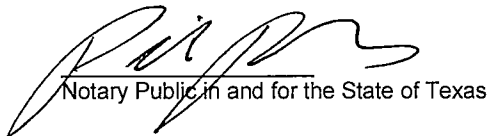
  
Notary Public in and for the State of Texas

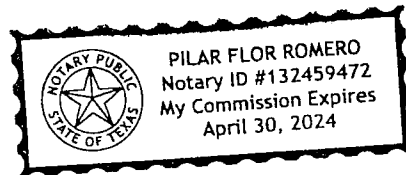


State of Texas  
County of Bexar

§  
§

Before me, the undersigned authority, on this day personally appeared Debbie A Ferguson, who proved to me through satisfactory evidence to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that **she** executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this tenth day of February, 2022.

  
Notary Public in and for the State of Texas



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**EXHIBIT "A"**

Property Description

Property Address: 10735 U.S. Highway 181, San Antonio, TX 78223

PROPERTY DESCRIPTION:

A parcel of land containing 2.765 acre tract, more or less, of land situated in Bexar County, Texas, out of the Juan Montes Survey No. 6, Abstract No. 11, County Block 4007, and being the same tract of land recorded in Volume 2365, Page 1901, of the Real Property Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a ½" iron pin found in the south right-of-way line of U.S. Highway 181 for the northwest corner of this tract and the northeast corner of a 2.273 acre tract recorded in Volume 5978, Page 848, of the Real Property Records of Bexar County, said iron pin being 556.4 feet in an easterly direction from the intersection of U.S. Highway 181 and Old Corpus Christi Road;

Thence S. 85° 40' 16" E. 264.40 feet, along the north line of this tract and the south right-of-way line of U.S. Highway 181 to a concrete monument found for the northeast corner of this tract and the northwest corner of a 1.155 acre tract as recorded in Volume 2769, Page 236, of the Deed Records of Bexar County;

Thence S. 37° 20' 39" W. 619.73 feet, along the southeast line of this tract, the northwest line of the 1.155 acre tract and along the northwest line of a 17.012 acre tract as recorded in Volume 6056, page 1139, of the Real Property Records of Bexar County, to a ½" iron pin found for the most southerly corner of this tract and a reentrant corner of the 17.012 acre tract;

Thence N. 54° 05' 31" W. 93.58 feet, along the southwest line of this tract and the northeast line of the 17.012 acre tract to a ½" iron pin found for a corner of this tract and a corner of the 17.012 acre tract, said iron pin also being a point on the northeast right-of-way line of Old Corpus Christi Road;

Thence N. 41° 40' 18" W. 131.54 feet, along the southwest line of this tract and along the northeast right-of-way line of Old Corpus Christi Road to a ½" iron pin found for the most westerly corner of this tract and the most southerly corner of the above mentioned 2.273 acre tract;

Thence N. 37° 28' 01" E. 452.95 feet, along the northwest line of this tract and the southeast line of the 2.273 acre tract to the place of beginning and containing 2.765 acres of land, more or less.

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**File Information**

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

**Document Number:** 20220035627

**Recorded Date:** February 11, 2022

**Recorded Time:** 10:41 AM

**Total Pages:** 4

**Total Fees:** \$34.00

**\*\* 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: 2/11/2022 10:41 AM



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