

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

Date: December 20th, 2022

Grantor: HV 4210, LLC, a New York limited liability company

Grantor's Mailing Address: HV 4210, LLC
c/o Mehl & Associates
11 Raymond Avenue; Ste 32
Poughkeepsie, NY 12603

Grantee: Gilley Properties International, LLC

Grantee's Mailing Address: 7701 Broadway, Suite 104
San Antonio, TX 78209

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

BEING a 3.289 acre tract of land situated in the City of San Antonio, Bexar County, Texas being comprised of a portion of Lot 21, a portion of Lot 16, Block 83, New City Block (N.C.B.) 11060 of the Mayfield Park Aviation Circle Unit, 11th Filing according to the established map or plat thereof as recorded in Volume 980, Pages 235-236 of the Deed & Plat Records, Bexar County, Texas, a portion of Lot 34 and all of Lot 45, Block 83, N.C.B. 11060 of the Vacate & Resubdivision of Mayfield Park, 11th Filing according to the established map or plat thereof as recorded in Volume 2222, Pages 254-255 of the Deed & Plat Records, Bexar County, Texas, and being that same called 3.335 acre tract of land described by a Deed of Trust dated March 24, 1988 conveyed from Ronald T. Mullins and wife, Jean Mullins to San Antonio Teachers Credit Union as recorded in Volume 4266, Page 640 of the Official Public Records, Bexar County, Texas, said 3.289 acre tract being more particularly described by metes and bounds on Exhibit "A" attached hereto.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: All exceptions listed on Exhibit "B" attached hereto and incorporated herein for all purposes.

Z-2023-10700082

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 successors, and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's 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.

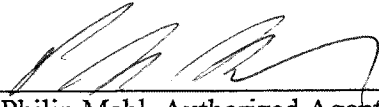
GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION OR ANY OTHER MATTERS AFFECTING OR RELATING TO THE PROPERTY OR ANY IMPROVEMENTS THEREON (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN PROVIDED AND LIMITED) CONCERNING THE PROPERTY AND ANY IMPROVEMENTS THEREON, INCLUDING WITHOUT LIMITATION, (i) THE PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY AND ANY IMPROVEMENTS THEREON, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY SUCH IMPROVEMENTS, (iii) ANY ENVIRONMENTAL MATTERS RELATING TO THE PROPERTY, AND (iv) THE MANNER, QUALITY, STATE OF REPAIR, OR LACK OF REPAIR OF THE PROPERTY AND ANY IMPROVEMENTS THEREON. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT, OR OTHER PERSON, UNLESS THE SAME ARE SPECIFICALLY SET FORTH AS REFERRED TO HEREIN.

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

GRANTOR:

HV 4210, LLC,
a New York limited liability company

By: MHV Holdings, LLC,
a New York limited liability company

By: 
Philip Mehl, Authorized Agent

Z-2023-10700082

THE STATE OF NEW YORK §
 §
COUNTY OF DUTCHESS §

This instrument was acknowledged before me on this the 20th day of December, 2022, by Philip Mehl, Authorized Agent of MHV Holdings, LLC, a New York limited liability company, as sole member of HV 4210, LLC, a New York limited liability company, on behalf of said company.

CHANEL ALEXIS DOVE
Notary Public - State of New York
No. 01DO6413416
Qualified in Orange County
My Commission Expires 01/25/2025

Chanel Alexis Dove
Notary Public, State of New York

After Recording Return to:
Gilley Properties International, LLC
7701 Broadway, Suite 104
San Antonio, Texas 78209

Prepared in the Law Office of:
Branscomb Law
4630 N. Loop 1604 West, Suite 206
San Antonio, Texas 78249

EXHIBIT "A"

BEING a 3.289 acre tract of land situated in the City of San Antonio, Bexar County, Texas being comprised of a portion of Lot 21, a portion of Lot 16, Block 83, New City Block (N.C.B.) 11060 of the Mayfield Park Aviation Circle Unit, 11th Filing according to the established map or plat thereof as recorded in Volume 980, Pages 235-236 of the Deed & Plat Records, Bexar County, Texas, a portion of Lot 34 and all of Lot 45, Block 83, N.C.B. 11060 of the Vacate & Resubdivision of Mayfield Park, 11th Filing according to the established map or plat thereof as recorded in Volume 2222, Pages 254-255 of the Deed & Plat Records, Bexar County, Texas, and being that same called 3.335 acre tract of land described by a Deed of Trust dated March 24, 1988 conveyed from Ronald T. Mullins and wife, Jean Mullins to San Antonio Teachers Credit Union as recorded in Volume 4266, Page 640 of the Official Public Records, Bexar County, Texas, said 3.289 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." along the north line of Gillette Blvd. (a 100-foot Right-of-Way) marking the southwest corner of the aforesaid Lot 45 and being the southeast corner of that certain tract of land described by Instrument to Javier Flores and wife, Gloria Flores as recorded in Volume, Page 755 of the Official Public Records, Bexar County, Texas for the southwest corner of the herein described tract, from which a found 1/2" steel rebar along the north right-of-way line of said Gillette Blvd. marking the southwest corner of a called 1.400 acre tract of land described by Instrument to Ana M. Bermea and husband, Armando Bermea as recorded in Instrument No. 20100194379 of the Official Public Records, Bexar County, Texas and being the southeast corner of Lot 49, Block 83, N.C.B. 11060 bears South 89°37'21" West, a distance of 461.41 feet;

THENCE, North 23°25'39" West, departing the north right-of-way line of said Gillette Blvd., with a common line between said Lot 45 and the aforesaid Flores Tract, a distance of 150.00 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." marking the northwest corner of said Lot 45, same being the northeast corner of said Flores Tract and being along the south line of the aforesaid Lot 34 for an interior corner of the herein described tract;

THENCE, South 89°37'21" West, continuing along a common line between said Lot 34 and said Flores Tract, a distance of 100.00 feet to a set 5/8" steel rebar with yellow cap stamped "URBAN SURVEYING, INC." marking the southwest corner of said Lot 34, same being the northwest corner of said Flores Tract, and being along the northeasterly line of a called 0.27 acre tract of land described by Instrument to Francisca G. Luna as recorded in Volume 5030, Page 1006 of the Official Public Records, Bexar County, Texas for an exterior corner of the herein described tract;

THENCE, North 23°25'39" West, along the common line between said Lot 34 and the aforesaid 0.27 acre tract, a distance of 105.51 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." along the west line of said Lot 34 marking the north most corner of said 0.27 acre tract same being the northeast corner of that certain tract of land described by Instrument to David J. Daywood and wife, Mary G. Daywood as recorded in Volume 7173, Page 758 of the Deed Records, Bexar County, Texas and being the southeast corner of the aforesaid Lot 21 for an interior corner of the herein described tract;

THENCE, South 89°37'21" West, along a common line between said Lot 21, the aforesaid Daywood Tract, and the aforementioned 1.400 acre tract, a distance of 99.99 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." along the south line of said Lot 21, being the

northwest corner of said Daywood Tract, and being along the east line of said 1.400 acre tract for an exterior corner of the herein described tract;

THENCE, along a common line between said Lot 21, the aforementioned 3.335 acre tract and said 1.400 acre tract, the following three (3) courses and distances:

North 00°22'39" West, a distance of 1.66 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." marking an exterior corner of said 1.400 acre tract for an interior corner of the herein described tract;

South 89°37'21" West, a distance of 73.69 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." marking an interior corner of said 1.400 acre tract for an exterior corner of the herein described tract;

North 00°22'07" West, a distance of 233.34 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." along the south line of Baetz Blvd. (a 60-foot Right-of-Way) according to the established map or plat thereof as recorded in Volume 2575, Pages 234-235 of the Deed & Plat Records, Bexar County, Texas, being along the west line of said Lot 21, and being the northeast corner of said 1.400 acre tract for the northwest corner of the herein described tract;

THENCE, North 89°37'21" East, along the south right-of-way line of said Baetz Blvd., with the north line of said Lots 21 & 15, a distance of 397.15 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." along the south right-of-way line of said Baetz Blvd. marking the northeast corner of said Lot 34 and being the northwest corner of Lot 16A, Block 83, N.C.B. 11060 of the M.D. Crane Property Subdivision according to the established map or plat thereof as recorded in Volume 4305, Page 37 of the Deed & Plat Records, Bexar County, Texas for the northeast corner of the herein described tract;

THENCE, South 23°25'39" East, departing the south right-of-way line of said Baetz Blvd., with the east line of said Lot 34, a distance 360.90 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." marking the southeast corner of said Lot 34, same being the southwest corner of that certain tract of land described by Instrument to Melissa Flores as recorded in Volume 9797, Page 974 of the Official Public Records, Bexar County, Texas, and being along the north line of Lot 41, Block 83, N.C.B. 11060 for an exterior corner of the herein described tract;

THENCE, South 89°37'21" West, along the south line of said Lot 34, with the north lines of the aforementioned Lot 41, that certain tract of land described by Instrument to Manuel Fonseca, Jr. as recorded in Volume 8049, Page 1050 of the Official Public Records, Bexar County, Texas, and Lot 44, Block 83, N.C.B. 11060, a distance of 173.50 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." along the south line of said Lot 34 marking a common corner between Lots 44 & 45, Block 83, N.C.B. 11060 for an interior corner of the herein described tract;

THENCE, South 23°25'39" East, along the common line between said Lots 44 & 45, Block 83, N.C.B. 11060, a distance of 150.00 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." along the north right-of-way line of said Gillette Blvd. marking a common corner between said Lots 44 & 45 for the southeast corner of the herein described tract;

THENCE South 89°37'21" West, along the north right-of-way line of said Gillette Blvd., with the south line of said Lot 45, a distance of 50.00 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 3.289 acre tract of land, more or less.

EXHIBIT B

Exceptions to Conveyance and Warranty

1. Restrictions shown on the plat in Volume 980, Page 235 and re-platted in Volume 2222, Page 254, Deed and Plat Records, Bexar County, Texas and in Volume 1307, Page 4, Volume 1307, Page 28 and Volume 2657, Page 516 of the Deed Records, Bexar County, Texas.
2. Easements and Building Lines as set out on plat recorded in Volume 980, Page 235 and re-recorded in Volume 2222, Page 254, Deed and Plat Records, Bexar County, Texas.
3. Easements and Building Lines as set out in restrictions recorded in Volume 1307, Page 4, Volume 1307, Page 28 and Volume 2657, Page 516 of the Deed Records, Bexar County, Texas.
4. Any portion of the Property that lies outside of the fences shown on the survey-plat dated 5/12/2021 made by Michael K. Williams, Registered Public Surveyor.

File Information

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

Document Number: 20220292391
Recorded Date: December 22, 2022
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Total Pages: 7
Total Fees: \$46.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

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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: 12/22/2022 11:29 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk