

Z-2023-10700013

FIRST AMERICAN TITLE

GF# 2369590-SA68

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.

WARRANTY DEED WITH VENDOR'S LIEN

DATE: December 20, 2018

GRANTOR: Tibor Ritter, P.S.P.

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

GRANTEE: Verge Productions LLC

GRANTEE'S ADDRESS: 19522 Creekview Oaks Garden Ridge, Texas 78266

CONSIDERATION: TEN DOLLARS (\$10.00) and a Note of even date that is in the principal amount of \$130,000.00 and is executed by Grantee, payable to the order of Tibor Ritter, P.S.P. 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 3.485 acres of land, more or less, out of Lot 14, Block 2, New City Block 8248, Lakeview Gardens No. 2, recorded in Volume 105, Page 282, Deed and Plat Records, Bexar County, Texas, and being that same property described in a Trustee's Deed with Affidavit recorded in Volume 12615, Page 982, Official Public Records, Bexar County, Texas, said 3.485 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of this 3.485 acres, same being the southwest corner of said Lot 14 and on the North Right-of-Way line of Flagle (Flagle St. per Deed), same also being the southeast corner of Lot 29, Block 2, New City Block 8248, 34th Street Pump Station (Volume 9661, Pg. 169) and the **POINT OF BEGINNING**;

THENCE along the line common to this 3.485 acres and said Lot 29, North 06 degrees 41 minutes 48 seconds East (bearing basis), a distance of 517.69 feet (called 522.69 feet) to a 1/2 inch iron rod found for the northwest corner of this 3.485 acres, same being the northeast corner of said Lot 29 and the southeast corner of the remainder of Lot 13 of said Lakeview Gardens No. 2, same also being on the southwest line of Zarzamora Creek and the southwest corner of the Mayberry Drainage ROW, City of San Antonio 1.853 acres (Volume 7757, Page 819);

THENCE along the lines common to this 3.485 acres and said Mayberry Drainage ROW the following courses and distances:

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South 82 degrees 48 minutes 36 seconds East, a distance of 47.01 feet to a 1/2 inch iron rod set for the point of curvature of a curve to the right;

Along said curve to the right having a radius of 600.00 feet, an arc length of 265.58 feet, a chord length of 263.42 feet, a chord bearing of South 70 degrees 07 minutes 46 seconds East, and a delta angle of 25 degrees 21 minutes 40 seconds (called 25 degrees 21 minutes 41 seconds) to a 1/2 inch iron rod set for the northeast corner of this 3.485 acres, same being the southeast corner of said Mayberry Drainage ROW and the northwest corner of Lot 15, Block 3, New City Block 13671, Roosevelt Elementary School Subdivision (Volume 9533, Page 20);

THENCE along the line common to this 3.485 acres and said Lot 15, South 06 degrees 41 minutes 48 seconds West, a distance of 456.76 feet (called 461.76 feet) to a 1/2 inch iron rod set for the southeast corner of this 3.485 acres, same being at the northeast corner of said Flagle;

THENCE along the North Right-of-Way line of said Flagle, North 83 degrees 23 minutes 44 seconds West, a distance of 303.49 feet to the **POINT OF BEGINNING**, and containing 3.485 acres of land, more or less.

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 lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to 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.

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

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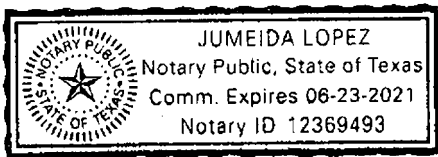
TIBOR RITTER, P.S.P.

BY: Daniella Ritter
DANIELLA RITTER
TRUSTEE

THE STATE OF TEXAS *

COUNTY OF BEXAR *

This instrument was acknowledged before me on December 21, 2018, by Daniella Ritter, Trustee, on behalf of Tibor Ritter, P.S.P.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
GERARD C. RICKHOFF, BEXAR COUNTY CLERK**

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Recorded Date: December 21, 2018
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**** THIS PAGE IS PART OF THE DOCUMENT ****

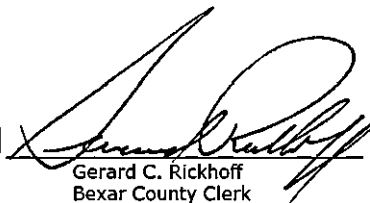
**** Do Not Remove ****

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: 12/21/2018 3:41 PM




Gerard C. Rickhoff
Bexar County Clerk