

SCANNED



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**

**Date:** October 13<sup>th</sup>, 2014

**Grantor:** Steven Garcia and Irma E. Garcia

**Grantor's Mailing Address (including county):**

3285 Bar J, San Antonio, TX 78253

**Grantee:** Sims Real Estate Investments LLC

**Grantee's Mailing Address (including County):**

Book 16915 Page 1349 3pgs

3285 Bar J, San Antonio, TX 78253

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration.

**Property (including any improvements):**

1.056 acres of land being out of a certainj53.05 acre tract conveyed to Adela A. Schuh in Deed of Partition dated September 10, 1955, and recorded in Volume 3753, Page 30, Deed Records of Bexar County, Texas, and being out of the C. Villanueva Survey No. 85, Abstract 774, County Block 4449; said 1.056 acre tract being the property described in Volume 5211, Page 647, and in Volume 6639, Page 203, of the Deed Records of said county and being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½ inch iron rod set in the Westerly right-of-way line of Leslie Road for the Northeast corner of the above referenced 53.05 acre tract and the Northeast corner of this tract;

**THENCE**, along the West right-of-way line of Leslie Road, South 24deg. 00'00" West, 175.25 feet to a ½ inch iron rod set for the Southeast corner of this tract;

**THENCE**, leaving said right-of-way line, North 65 deg. 41'00" West, 95.00 feet to a ½ inch iron rod set for corner;

**THENCE**, North 24 deg. 00'00" East, 25.10 feet to a ½ inch iron rod set for corner;

**THENCE, North 65 deg. 41'00" West, 195.40 feet to a ½ inch iron rod found for the Southwest corner of this tract;**

**THENCE, along the West line of this tract, North 24 deg. 00'00" East, 150.15 feet to a ½ inch iron rod set in the North line of the above referenced 53.05 acre tract and also being South line of a 2.00 acre tract described in Volume 1461, Page 9, of the Deed Records of said County;**

**THENCE, along the North line of 53.05 acre tract and the South line of the 2.00 acre tract, South 65 deg. 41'00" East, 290.40 feet to the POINT OF BEGINNING and containing 1.056 acres of land, more or less.**

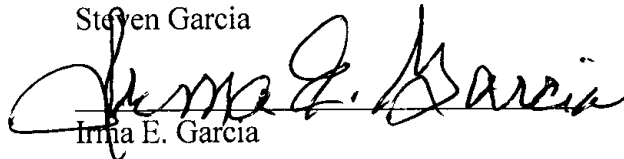
**Reservations From and Exceptions to Conveyance and Warranty:** This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property. Ad valorem taxes on said property are assumed by Grantee.

Grantor, for the consideration, receipt of which is acknowledged, 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, administrators, successors or assigns forever. Grantor 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 conveyance and warranty.

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



Steven Garcia



Irma E. Garcia

# ACKNOWLEDGMENT

STATE OF TEXAS

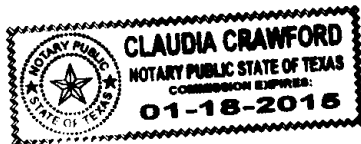
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COUNTY OF BEXAR

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This instrument was acknowledged before me on this the 13<sup>th</sup> day of October, 2014, by Steven Garcia and Irma E. Garcia.



Claudia Crawford  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
Law Office of Kenneth R. Cooper  
14607 San Pedro, Suite 130  
San Antonio, TX 78232-4356

**AFTER RECORDING RETURN TO:**  
**Sims Real Estate Investments LLC**  
**3285 Bar J**  
**San Antonio, TX 78253**

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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

**OCT 15 2014**



Gerard C. Rickhoff  
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20140178437 Fees: \$34.00  
10/15/2014 2:36PM # Pages 3  
Filed & Recorded in the Official  
Public Records of BEXAR COUNTY  
GERARD C. RICKHOFF COUNTY CLERK