

CHICAGO TITLE GF# 430029230509812A

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: April 21, 2023 (the "Effective Date")

Grantor: ANGELICA MARTINEZ DE SALDANA d/b/a SALDANA EXPRESS

Grantee: JOSE GUADALUPE ALCARAZ HERNANDEZ and GERARD A. CONTRERAS

Mailing Address: 7346 Azalea Sq
San Antonio, Tx 78218-3109

Consideration: Cash and other good and valuable consideration, the receipt of which is acknowledged.

Property (including any improvements):

BEING 0.552 ACRES OF LAND CONSISTING OF LOTS 18, 19, 20 AND 21, BLOCK 2, NEW CITY BLOCK 12910, HOLLY HILLS ESTATES, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS RECORDED IN VOLUME 15021, PAGE 2325 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY AND LEGALLY DESCRIBED ON EXHIBIT "A", ATTACHED HERETO.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Any and all validly existing and recorded easements, rights-of-way, and prescriptive rights; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor, other than conveyances of the surface fee estate, that affect the Property; any discrepancies or conflicts in boundary lines; any encroachments or overlapping of improvements; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay and subsequent assessments for the current year and prior years, if any, due to change in land usage, ownership, or both, the payment which Grantee assumes.

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.

When the context requires, singular nouns and pronouns include the plural. This instrument may be executed in any number of multiple counterparts.

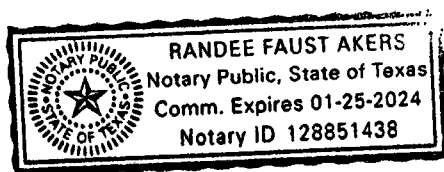
EXECUTED on the date(s) indicated in the below notary acknowledgment(s) and effective on the Effective Date.

GRANTOR:


ANGELICA MARTINEZ DE SALDANA d/b/a SALDANA EXPRESS

STATE OF Texas §
COUNTY OF Bexar §
§

This instrument was acknowledged before me this 21 day of April, 2023, by: ANGELICA MARTINEZ DE SALDANA d/b/a SALDANA EXPRESS.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

JOSE GUADALUPE ALCARAZ HERNANDEZ and GERARD A. CONTRERAS
2443 Loop 410
San Antonio, TX 78222

EXHIBIT A

BEING 0.552 ACRES OF LAND CONSISTING OF LOTS 18, 19, 20 AND 21, BLOCK 2, NEW CITY BLOCK 12910, HOLLY HILLS ESTATES, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS RECORDED IN VOLUME 15021, PAGE 2325 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE : BEGINNING at a ½" iron rod found at the northwest intersection of west right-of-way line of Southeast Loop 410 and the north line of Keasler Ave marking the southeast corner of the herein described tract;

THENCE : S 89° 44' 03" W, 100.09 feet to a 4x4 wood fence post marking the southwest corner of the herein described tract;

THENCE : N 00° 17' 49" W, 240.02 feet to a ½ " iron rod found marking the northwest corner of the herein described tract;

THENCE : N 89° 44' 03" E, 100.22 feet to a point marking the northeast corner of the herein described tract;

THENCE : S 00° 15' 57" E, 240.02 to the POINT of BEGINNING.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

