

Z-2023-10700164 / PA-2023-11600042

DOMA GF # 14795-22-01485

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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: September 30, 2022

Grantor: Hector Geraldo ("Jerry") Maldonado, Trustee of The Rogelio & Dubelza Maldonado Family Trust

Grantor's Mailing Address (including county) 16348 Nacogdoches Rd
San Antonio, TX 78247

Grantee: Manuel T. Burca

Grantee's Mailing Address (including county) 24803 Golden Trolley
San Antonio, TX 78255

Consideration: TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION

Property (including any improvements):

Being 1.359 acres of land, more or less, being all of Lot 1 and a portion of Lot 2, Block 6, New City Block 17196, of the Covenant Life Subdivision, recorded in Volume 9400, Page 195, Deed and Plat Records of Bexar County, Texas, said 1.359 acres being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

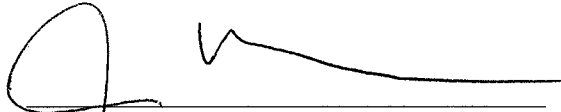
Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all conditions, restrictions, and easements, if any, relating to the hereinabove-described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Bexar County, Texas.

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 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.

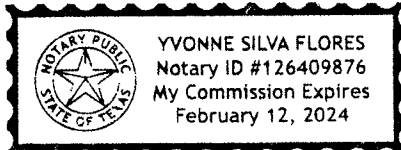
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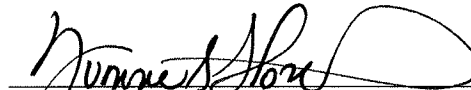

Hector Geraldo ("Jerry") Maldonado,
Trustee of The Rogelio & Dubelza
Maldonado Family Trust

(Acknowledgment)

STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on the 3 day of October, 2022,
by Hector Geraldo ("Jerry") Maldonado, Trustee of The Rogelio & Dubelza Maldonado
Family Trust .




Notary Public, State of Texas
Notary's name (printed): Yvonne S. Flores
Notary's commission expires: 2/12/2024

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

Beck & Beck
4940 Broadway, Suite 315
San Antonio, Texas 78209

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**EXHIBIT A
LEGAL DESCRIPTION**

Being 1.359 acres of land, more or less, being all of Lot 1 and a portion of Lot 2, Block 6, New City Block 17196, of the Covenant Life Subdivision, recorded in Volume 9400, Page 195, Deed and Plat Records, Bexar County, Texas, and being that same property conveyed in a Warranty Deed with Vendor's Lien recorded in Volume 17654, Page 691, Deed Records, Bexar County, Texas, said 1.359 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (monument of record dignity) for the West corner of this 1.359 acres, same being the North corner of a 60 foot Drain Right-of-Way of the Northern Hills Subdivision (Volume 7600, Page 162), and on the southeast Right-of-Way line of Stahl Road, same also being the **POINT OF BEGINNING**;

THENCE along the southeast Right-of-Way line of said Stahl Road, North 40 degrees 10 minutes 18 seconds East (called North 40 degrees East), a distance of 247.42 feet to a 2 inch metal post found for the North corner of this 1.359 acres, same being the West corner of the Kyle L. Jones, et ux 0.219 acres (Volume 15154, Page 1799);

THENCE along the lines common to this 1.359 acres and said Jones 0.219 acres, the following courses and distances:

South 49 degrees 47 minutes 23 seconds East (called South 50 degrees 00 minutes 00 seconds East), a distance of 146.90 feet (called 146.96 feet) to a 2 inch metal post found for an interior corner of this 1.359 acres, same being the South corner of said Jones 0.219 acres:

North 40 degrees 07 minutes 27 seconds East (called North 40 degrees East), a distance of 64.83 feet (called 64.90 feet) to a 1/2 inch iron rod found for the upper northeast corner of this 1.359 acres, same being the East corner of said Jones 0.219 acres, and on the West boundary of the Meredith Anne Dubose Revocable Trust 14 acres (Volume 10844, Page 1607);

THENCE along the lines common to this 1.359 acres and said Dubose 14 acres, the following courses and distances:

South 50 degrees 00 minutes 00 seconds East, a distance of 72.97 feet to a point from which a 4 inch cedar post bears, South 55 degrees 02 minutes 33 seconds West, 1.85 feet, said point being the lower northeast corner of this 1.359 acres, same being an angle corner of said Dubose 14 acres;

South 40 degrees 00 minutes 00 seconds West 311.71 feet (called 312.00 feet) to a 1/2 inch iron rod found (monument of record dignity) for the South corner of this 1.359 acres, same being the lower southwest corner of said Dubose 14 acres, and on the northeast boundary of said 60 foot Drain Right-of-Way;

THENCE along the line common to this 1.359 acres and said 60 foot Drain Right-of-Way, North 50 degrees 00 minutes 00 seconds West (Bearing Basis), a distance of 220.75 feet (called 220.60 feet) to the **POINT OF BEGINNING**, and containing 1.3 59 acres of land, more or less.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

File Information

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

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Recorded Date: October 07, 2022
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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: 10/7/2022 3:15 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk