

Z-2023-10700156
PA-2023-11600047

Warranty Deed with Vendor's Lien

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.

Date: APRIL 21, 2015

Grantor: JMF PROPERTIES, LTD.

Grantor's Mailing Address: 6510 BLANCO RD, SAN ANTONIO, TX 78216

Grantee: URBANO SAN ROMAN

Grantee's Mailing Address: 4718 BLANCO RD, SAN ANTONIO, TX 78212

Consideration: A NOTE OF EVEN DATE EXECUTED BY GRANTEE AND PAYABLE TO THE ORDER OF GRANTOR IN THE PRINCIPAL AMOUNT OF ONE HUNDRED SEVENTY FIVE THOUSAND DOLLARS (\$175,000.00). THE NOTE IS SECURED BY A FIRST AND SUPERIOR VENDOR'S LIEN AND SUPERIOR TITLE RETAINED IN THIS DEED AND BY A FIRST-LIEN DEED OF TRUST OF EVEN DATE FROM GRANTEE TO LYDON FLUME, TRUSTEE.

Property (including any improvements): 0.950 ACRES, KNOWN AS LOT 11, NEW CITY BLOCK 10353, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN AN INSTRUMENT ATTACHED HERETO, MADE A PART HEREOF AND MARKED FOR IDENTIFICATION AS EXHIBIT "A-1."

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: NONE

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.

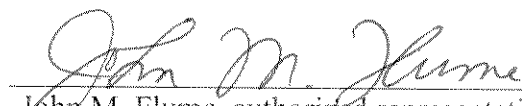
The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT

FILED BY
PRESIDIO TITLE
1-150283

BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

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


John M. Flume, authorized representative of
IMF Properties, Ltd.


Urbano San Roman

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

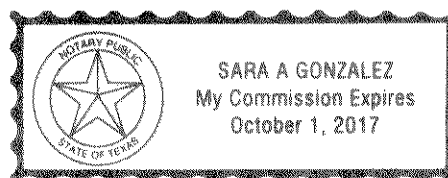
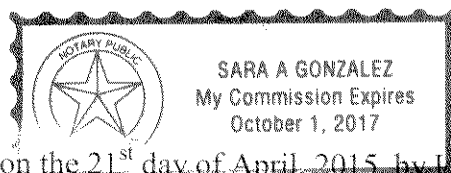
21st
This instrument was acknowledged before me on the *21st* day of April, 2015, by John M. Flume.


NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the *21st* day of April, 2015, by Urbano San Roman.


NOTARY PUBLIC, STATE OF TEXAS



0.950 Acres, Known as Lot 11, NCB 10353, San Antonio, Bexar County, Texas, and being further described as follows:

- BEGINNING: At a found iron pin in the West R.O.W. Line of Blanco Road for the Northeast Corner of this Tract, said point being in an easterly direction 1.50 feet from the Southeast Corner of Lot 13, NCB 10353, as recorded in Volume 5300, Page 9, of the Deed and Plat Records of Bexar County, Texas;
- THENCE: With the West R.O.W. Line of Blanco Road South a distance of 158.00 feet to a found iron pin for the Southeast Corner of this Tract;
- THENCE: S 89°35'40" W a distance of 262.00 feet to a found iron pin for the Southwest Corner of this Tract;
- THENCE: North a distance of 158.00 feet to a set iron pin for the Northwest Corner of this Tract;
- THENCE: N 89°35'40" E a distance of 262.00 feet to the POINT OF BEGINNING and containing 0.950 Acres, more or less.

Exhibit "A-1"

Doc# 20150061294
Pages 4
04/10/2015 11:41AM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$34.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
04/10/2015 11:41AM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff