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GF# 4000412203420/JG

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 PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

THAT GLOBAL EVANGELISM, INC., a Texas non-profit corporation ("**Grantor**"), whose mailing address is 18755 Stone Oak Pkwy, San Antonio, Bexar County, Texas 78258, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in cash to Grantor by the Grantee herein named, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto TAWIL INVESTMENT GROUP, LTD., a Texas limited partnership ("**Grantee**"), whose mailing address is 302 Juarez Avenue, Laredo, Webb County, Texas 78040, that certain real property situated in the County of Bexar, Texas, more particularly described on Exhibit A attached hereto and made a part hereof for all purposes ("**Property**").

This Special Warranty Deed and the conveyance above are executed by Grantor and accepted by Grantee subject to any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property, and any and all matters that would be disclosed or revealed by a survey or inspection of the Property, including but not limited to those matters set forth on Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property and all improvements located thereon, together with all and singular the rights and appurtenances thereto and in any wise belonging unto the said Grantee, his heirs, executors, administrators, personal representatives, successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to Warrant and Forever Defend all and singular the Property unto the said Grantee, his heirs, executors, administrators, personal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

For the same consideration, but without representation, recourse or warranty, Grantor hereby GRANTS, BARGAINS, SELLS and CONVEYS, to Grantee, subject to the Permitted Exceptions, Grantor's right, title and interest appurtenant to the Property, including, without limitation, all of Grantor's right, title and interest, if any, in and to (i) all adjacent strips, streets, roads, alleys and rights-of-way, public or private, open or proposed pertaining thereto, (ii) all easements and privileges pertaining thereto, whether or not of record, and (iii) all access, air, water, riparian, development, and utility rights pertaining thereto.

Grantee, by its acceptance of this Special Warranty Deed, assumes payment of all standby charges, ad valorem taxes, and assessments for the 2023 calendar year and later calendar years not yet due and payable.

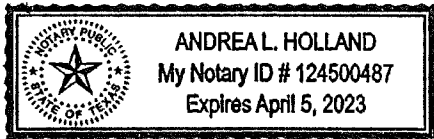
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 18th day of January, 2023.

GLOBAL EVANGELISM, INC.,
a Texas non-profit corporation

By: [Signature]
Name: ALAN HULME
Title: SECRETARY-TREASURER

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 18th day of January, 2023, by Alan Hulme, Secretary/Treasurer of GLOBAL EVANGELISM, INC., a Texas non-profit corporation, on behalf of said non-profit corporation.



[Signature]
Notary Public, State of Texas

EXHIBIT A

LEGAL DESCRIPTION

A 1.789 acre tract out of the remaining portion of Lots 31-34, all of Lots 35-37, the remaining portion of Lot 38, and all of Lots 39-41, Block 5, N.C.B. 6619, Weaver Subdivision, San Antonio, Texas, as recorded in Volume 2222, Page 83-84, Deed and Plat records of Bexar County, Texas, and being more particularly described as follows:

BEGINNING: At a set ½" iron pin for the intersection of the northerly line of Culebra Avenue and the East line of Sabinas Street for the Southwest corner of this tract, and being the Point of Beginning;

THENCE: Along the East line of Sabinas Street, N 06°15'47"E, a distance of 345.00 feet to a found ½" iron pin for an angle point and being the most north westerly corner of this tract and Lot 41;

THENCE Departing the East line of Sabinas Street along the north line of Lot 41, S 83°44'13" E, a distance of 95.00 feet to a point on the westerly right-of-way line of Martinez Creek for the Northeast corner, and being the Northeast corner of Lot 41;

THENCE: Along the Westerly right-of-way of Martinez Creek the following bearings and distance:

S 13°43'12" E, a distance of 58.52 feet to a found ½ iron pin for an angle point;

S 22°20'51" E, a distance of 62.65 feet to a found ½ iron pin for an angle point;

S 29°45'51" E, a distance of 68.01 feet to a found ½ iron pin for an angle point;

S 19°22'41" E, a distance of 61.01 feet to a found ½ iron pin for an angle point;

S 40°45'28" E, a distance of 21.96 feet to a found ½ iron pin for an angle point;

S 51°11'17" E, a distance of 62.82 feet to a found ½ iron pin for an angle point;

S 53°43'13" E, a distance of 61.39 feet to a found ½ iron pin for an angle point;

S 63°02'31" E, a distance of 104.59 feet to a found ½ iron pin for an angle point, being the intersection of Martinez Creek right-of-way and the east line of Lot 31;

THENCE: Along the East line of Lot 31, S 09°54'45" W, a distance of 36.00 feet to a set ½ iron pin for an angle point and being the most north line of Culebra Avenue of this tract and Lot 31;

THENCE: Along the North line of Culebra Avenue, N 80°05'16" W, a distance of 430.00 feet to the Point of Beginning and containing 1.789 acres of land.

EXHIBIT B

PERMITTED EXCEPTIONS

1. A 2.2 foot setback line along the West property line (Sabinas Street) according to plat recorded in Volume 2222, Page 84, Deed and Plat Records, Bexar County, Texas.
2. Chain Link fence offset over the boundary lines along the North and Northeast lines and to any claims or assertion or ownership by adjacent property owner(s) in and to the land lying between said fences and boundary lines, as shown on survey dated August 11, 2014, Job No. 14-21, prepared by Flores & Company Consulting Engineers, Inc., Thomas Flores, Registered Professional Land Surveyor No. 2238.

File Information

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

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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: 1/18/2023 3:47 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk