

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 with Vendor's Lien

Date: February 24, 2020

Grantor: A-1 Auto Sales, Inc., a Texas corporation

Grantor's Mailing Addresses: P.O. Box 754, Adkins, Texas 78101-0754

Grantee: Gustavo Carbajal

Grantee's Mailing Address: 2355 Goliad Rd, San Antonio, Texas 78223

Consideration: A note of even date executed by Grantee and payable to the order of Charles D. Gray, Jr., in the principal amount of \$52,500.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Grantor and by a first-lien deed of trust of even date from Grantee to Robert Castleberry, trustee.

Property (including any improvements):

0.207 of an acre of land between NCB 9642 and NCB 12714 in the City of San Antonio, Bexar County, Texas, being more particularly described by in Exhibit A attached hereto and made a part hereof.

Exceptions to Conveyance and Warranty:

Validly existing liens, easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for **2020**, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes/but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor 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.

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

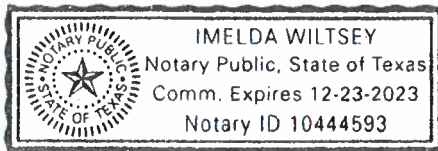
When the context requires, singular nouns and pronouns include the plural.

Texas Recording Services, LLC
GT# 190541003

A-1 Auto Sales, Inc.

By: Charles D. Gray Jr.
Charles D. Gray, Jr., President

STATE OF TEXAS)

COUNTY OF Bexar)This instrument was acknowledged before me on February 24, 2020, by Charles D. Gray, Jr., President of A-1 Auto Sales, Inc., a Texas corporation, on behalf of said corporation[Signature]
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Gustavo Carbajal

2355 Goliad Rd

San Antonio, Texas 78223

FIELD NOTES

for

A 0.207 Acre Tract

0 East Southcross, San Antonio, Bexar County, Texas

All that certain 0.207 acre tract of land, being surplus city property between New City Block 9642 and New City Block 12714, in the City of San Antonio, Bexar County, Texas, described in a deed recorded in Volume 6009, Page 849, of the Deed Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING At an iron pin set on the South line of Southcross Blvd., for the point of curvature of a curve to the right at the North corner of this tract, said point being 43.00 feet from the centerline of Southcross Blvd. and 13.59 feet Southwesterly from the Southwest line of Offer Street;

THENCE Along said curve to the right, having a radius of 15.0 feet, a distance of 22.09 and a central angle of $84^{\circ}23'30''$ to an iron pin set for the North corner of this tract;

THENCE S $47^{\circ}58'00''$ E, 34.22 feet along the Southwest line of Offer Street to an iron pin set for the point of curvature of a curve to the right at the East corner of this tract;

THENCE Along said curve to the right, having a radius of 15.0 feet, a distance of 23.56 feet and a central angle of $89^{\circ}59'33''$ to an iron pin found for the East corner of this tract;

THENCE S $42^{\circ}02'00''$ W, 66.65 feet along with the Northwest line of Cynthia Linn street and the Southeast line of this tract to an iron pin set for the Southeast corner of this tract;

THENCE S $89^{\circ}36'00''$ W, 114.38 feet along a line 24.70 feet North of the North line of N.C.B. 12714 to an iron pin found for the Southwest corner of this tract;

THENCE N $01^{\circ}55'00''$ E, 21.50 feet to an iron pin found, a point of a curve to the left being the South line of Southcross Blvd. for the West corner of this tract;

THENCE Along the South line of Southcross Blvd. and said curve, having a radius of 443.0 feet, a distance of 133.80 feet and a central angle of $17^{\circ}17'18''$ to the **POINT OF BEGINNING**, and containing 0.207 acre of land, more or less.

S. B. Shrestha
 S.B. 'David' Shrestha, R.P.L.S. #5920
 Texas Engineering & Surveying, Inc.
 Job No. 22011886
 January 20, 2020



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: 2/24/2020 3:54 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk