

Z-2022-10700182 S

NOTICE OF CONFIDENTIALITY: 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 DRIVER'S LICENSE NUMBER.

DEED

Date: January 1, 2020

Grantor: 416 E. CRAIG, LLC, a Texas limited liability company

Grantor's Mailing Address (including County): 1250 N.E. Loop 410, Suite 236
San Antonio, Bexar County, Texas
78209

Grantee: 2806 N. ST. MARYS, LLC, a Texas limited liability company

Grantee's Mailing Address (including County): 1250 N.E. Loop Suite 236
San Antonio, Bexar County, Texas
78209

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

A tract of land containing 0.12 acres out of Lot 88, Block 2, NCB 3099, City of San Antonio, Bexar County, Texas, said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance:

This Deed is expressly made subject to all easements, restrictions, encumbrances and any other exceptions or matters of record in the Official Real Property Records 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, without express or implied warranty; and all warranties that might arise by common law and the warranties in Section 5.023 of the Texas Property Code (or its successor) are excluded.

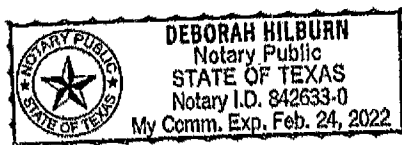
When the context requires, singular nouns and pronouns include the plural.

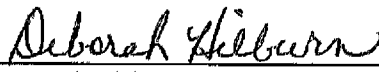
**GRANTOR: 416 E. CRAIG, LLC,
a Texas limited liability company**

By: 
MALCOLM T. HARTMAN, Vice President

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me this 10th day of ^{February}~~January~~, 2020, by MALCOLM T. HARTMAN in his capacity as Vice President of 416 E. CRAIG, LLC, a Texas limited liability company.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

2806 N. St. Mary's, LLC
1250 NE Loop 410, Suite 236
San Antonio, Texas 78209

**EXHIBIT A
PROPERTY**

METES & BOUNDS DESCRIPTION

OF A 0.12 ACRE (CALLED 0.124 ACRE) TRACT OF LAND BEING A PORTION OF LOT 88, BLOCK 2, NEW CITY BLOCK 3099, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, THE SAME TRACT OF LAND AS CONVEYED FROM GLORIA A. SANCHEZ TO JOE NICK VILLAREAL BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10216, PAGE 714, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING at a found ½" iron rod in the northerly R.O.W. line of Russell Place (A/K/A E. Russell Place, a 30' Public R.O.W.) for the southwest corner of the herein described tract, the southeast corner of Lot 87, said Block 2;

THENCE along and with the common boundary line of said Lot 87 and Lot 88, North 01°40'11" East, at a distance of 120.00 feet passing a found ½" iron rod, a total distance of 120.23 feet (called North 00°14'33" West, a distance of 120.00 feet) to a point of reference for the northwest corner of the herein described tract, the northwest corner of Lot 88, the northeast corner of Lot 87, a point in the southerly R.O.W. line of E. Craig Place (a 40' Public R.O.W.);

THENCE along and with said R.O.W., North 89°41'33" East, a distance of 44.98 feet (called North 89°41'33" East, a distance of 45.00 feet) to a found ½" iron rod for the northeast corner of the herein described tract, the northwest corner of a tract known as the east irregular five feet (5') of said Lot 88 and the west irregular twenty and a half feet (20.5') of Lot 89;

THENCE along and with the westerly boundary of said Tract, into and across said Lot 88, South 01°40'13" West, a distance of 120.01 feet (called South 00°14'33" East, a distance of 120.00 feet) to a found ½" iron rod for the southeast corner of the herein described tract, a point in the northerly R.O.W. line of said Russell Place;

THENCE along and with said R.O.W., South 89°24'35" West, a distance of 44.99 feet (called South 89°41'33" West, a distance of 45.00 feet) to the **POINT OF BEGINNING** and containing 0.12 acres, more or less.

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:
4/23/2020 4:06 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk