

Mission Title GF# 2003835-03 GK; \$34

**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 LIENS****Date:** August 7, 2020**Grantor:** ROSIE MORA RODRIGUEZ**Grantor's Mailing Address:** 358 Demya Drive, San Antonio, TX 78227**Grantee:** PEDRO S. VARGAS, a married person owning, occupying and claiming other property as homestead**Grantee's Mailing Address:** 17314 Happy Hollow, San Antonio, TX 78232**Consideration:**

TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid to Grantor, the receipt and sufficiency of which is hereby acknowledged and confessed, and the further consideration of the execution by Grantee of two notes of even date herein referred to as the first-lien note and the second-lien note. The first-lien note is payable to the order of EDGAR LOZANO in the principal amount of \$150,000.00. The first-lien note is secured by the first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of EDGAR LOZANO and is also secured by a first-lien deed of trust of even date from Grantee to Law Offices of John B. Low, PC, trustee. The second-lien note is payable to the order of ROSIE MORA RODRIGUEZ in the principal amount of \$21,080.59. The second-lien note is secured by a second and inferior vendor's lien against, and superior title to, the Property retained in this deed in favor of ROSIE MORA RODRIGUEZ and is also secured by a second-lien deed of trust of even date from Grantee to Law Offices of John B. Low, PC, trustee.

**Property (including any improvements):**

Being 0.361 of an acre, consisting of Lots 15, 16, 17, 18, 19, 20 and 21, Block 19, New City Block 7441, Villa Corona, in the City of San Antonio, Bexar county, Texas, according to plat thereof recorded in Volume 1625, Page 281, Deed and Plat Records of Bexar County, Texas, SAVE AND EXCEPT those portions of Lots 17, 18, 19, 20 and 21, described in Volume 6141, page 1781, of the Official Public Records of Real Property Records of Bexar County, Texas

**Reservations from Conveyance:** None**Exceptions to Conveyance and Warranty:** Liens described as part of the Consideration

and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing 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.

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 Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that such Contract provides for limitations or other agreed matters that will survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

The vendor's liens 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.

EDGAR LOZANO, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the first-lien note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of EDGAR LOZANO and are transferred to EDGAR LOZANO without recourse on Grantor to secure the first-lien note. The second and inferior vendor's lien against and superior title to the Property are retained for the benefit of ROSIE MORA RODRIGUEZ and are transferred to ROSIE MORA RODRIGUEZ without recourse on Grantor to secure the second-lien note. ROSIE MORA RODRIGUEZ agrees that this second and inferior vendor's lien against and superior title to the Property are and will remain subordinate and inferior to all liens securing the first-lien note, regardless of the frequency or manner of renewal, extension, or alteration of any part of the first-lien note or the liens securing it.

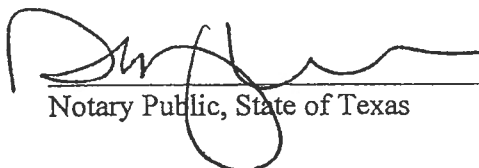
When the context requires, singular nouns and pronouns include the plural.

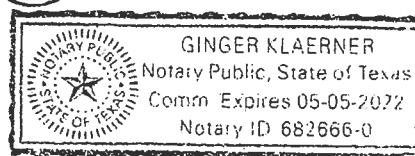
  
ROSIE MORA RODRIGUEZ

STATE OF TEXAS )

COUNTY OF BEXAR )

This instrument was acknowledged before me on August 7, 2020, by ROSIE MORA RODRIGUEZ.

  
\_\_\_\_\_  
Notary Public, State of Texas



**File Information**

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

**Document Number:** 20200179018  
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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:  
8/7/2020 4:46 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk