

**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:** May 4, 2022

**Grantor:** ESTEBAN O. BROWN, a single man

**Grantor's Mailing Address:**

100 E. Savannah Ave., Bldg. B103  
McAllen, Texas 78503  
Hidalgo County

**Grantee:** RB DAN, LLC, a Texas limited liability company

**Grantee's Mailing Address:**

5017 N. Western Avenue  
Chicago, Illinois 60625  
Cook County

**Consideration:** TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and a note of even date executed by Grantee and payable to the order of INTERNATIONAL BANK OF COMMERCE in the principal amount of FIVE HUNDRED FIFTY-TWO THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$552,500.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of INTERNATIONAL BANK OF COMMERCE and by a first-lien deed of trust of even date from Grantee to AL VILLARREAL, Trustee.

**Property (including any improvements):**

**Tract I:**

BEING 2.435 acres of land, out of Lot 27, Block E, N.C.B. 14657, in the City of San Antonio, Bexar County, Texas, Alamo Farmsteads Subdivision, recorded in Volume 980, Page 373, Plat Records of Bexar County, Texas, and being all of that 2.438 acre tract recorded in Volume 9451, Page 1869, Real Property Records of Bexar County, Texas, said 2.435 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe found in the south right-of-way line of Old Whitby Road (60.00' R.O.W.) at the northeast corner of the abovementioned Lot 27, Block E, the northeast corner of the abovementioned 2.438 acre tract, same being the northwest corner of Lot 1, Block 1, N.C.B. 17280, Huebner Country Subdivision, recorded in Volume 9502, Page 73, Plat Records of Bexar County, Texas;

THENCE, departing said south right-of-way line, along the east boundary line of Lot 27, Block E, the east boundary line of the 2.438 acre tract, same being the west boundary line of Lot 1, S. 24°41'50" E., a distance of 413.93 feet (S. 24°41'50" E., 413.99 feet-record), to a 1" iron pipe found at the southeast corner of Lot 27, Block E, the southeast corner of the 2.438 acre tract, same being the northeast corner of Lot 3, Block E, Alamo Farmstead Subdivision and the northeast corner of the remaining portion of a 4.014 acre tract recorded in Volume 5444, Page 936, Real Property Records of Bexar County, Texas;

THENCE, along the south boundary line of Lot 27, Block E, the south boundary line of the 2.438 acre tract, same being the north boundary line of Lot 3, Block E, the north boundary line of the remaining portion of the 4.014 acre tract, S. 65°44'54" W., a distance of 255.74 feet (S. 65°36'47" W., 255.79 feet-record), to a set ½" rebar with MDS cap at the southwest corner of the 2.438 acre tract, same being the southeast corner of a 1.238 acre tract recorded in Volume 8573, Page 427, Real Property Records of Bexar County, Texas;

THENCE, along the west boundary line of the 2.438 acre tract, same being a east boundary line of the 1.238 acre tract, N. 22°07'21" W., a distance of 241.05 feet (N. 22°08'54" W., 241.72 feet-record), to a found 5/8" rebar for an angle point;

THENCE, continuing along the west boundary line of the 2.438 acre tract, same being a east boundary line of the 1.238 acre tract, N. 16°17'09" W., a distance of 226.35 feet (N. 16°16'58" W., 226.24 feet-record), to a found 1" iron pipe in the south right-of-way line of Old Whitby Road, the north boundary line of Lot 27, Block E, for the northwest corner of the 2.438 acre tract, same being the northeast corner of the 1.238 acre tract;

THENCE, along the south right-of-way line of Old Whitby Road, the north boundary line of Lot 27, Block E, and the north boundary line of the 2.438 acre tract, N. 79°17'51" E., a distance of 218.27 feet (N. 79°15'51" E., 218.39 feet-record), to the PLACE OF BEGINNING and containing 2.435 acres of and, more or less.

**Tract II:**

BEING 0.384 of an acre of land, out of Lot 27, Block E, N.C.B. 14657, in the City of San Antonio, Bexar County, Texas, Alamo Farmsteads Subdivision, recorded in Volume 980, Page 373, Plat Records of Bexar County, Texas, and being out of a 1.238 acre tract recorded in Volume 8573, Page 427, Real Property Records of Bexar County, Texas, said 0.384 of an acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a set ½" rebar with MDS cap in the east right-of-way line of New Whitby Road (60.00' R.O.W. Volume 5401 Page 1447, Real Property Records of Bexar County, Texas) at the southwest corner of the abovementioned 1.238, same being the northwest corner of the remaining portion of a 4.014 acre tract recorded in Volume 5444, Page 936, Real Property Records of Bexar County, Texas, said point being in the south boundary line of the abovementioned Lot 27, Block 3, the north boundary line of Lot 3, Block E, Alamo Farmsteads Subdivision;

THENCE, along the east right of way line of New Whitby Road, the west boundary line of the 1.238 acre tract, N. 24°10'18" W., a distance of 126.00 feet (N. 24°20'17" W., 126.00

feet-record), to a set "½" rebar with MDS cap at the point of curvature of a curve to the left having central angle of 11°04'21", a radius of 540.63, a tangent of 52.40, and a chord bearing and distance of N. 29°42'28" W., 104.31 feet;

THENCE, continuing along the east right of way line of New Whitby Road, the west boundary line of the 1.238 acre tract, an arc distance of 104.48 feet, to a set ½" rebar with MDS cap, at the northwest corner of the tract herein described;

THENCE, departing the east right of way line of New Whitby Road, the west boundary line of the 1.238, severing the 1.238 acre tract with the north boundary line of the tract herein described, N. 65°44'54" E., a distance of 85.43 feet, to a set ½" rebar with MDS cap, in the east boundary line of the 1.238 acre tract, the west boundary line of a 2.438 acre tract recorded Volume 9451, Page 1869, Real Property Records of Bexar County, Texas;

THENCE, along the east boundary line of the 1.238 acre tract, the west boundary line of the 2.438 acre tract, S. 22°07'21" E., a distance of 230.00 feet (S. 22°08'54" E., record), to set ½" rebar with MDS cap, at the southeast corner of the 1.238 acre tract, the southwest corner of the 2.438 acre tract, said point being in the south boundary line of Lot 27, Block E, the north boundary line of Lot 3, Block E, Alamo Farmsteads Subdivision, the north boundary line of the remaining portion of the 4.014 acre tract;

THENCE, along the south boundary line of the 1.238 acre tract, the south boundary line of Lot 27, Block E, the north boundary line of the remaining portion of the 4.014 acre tract, the north boundary line of Lot 3, Block E, S. 65°44'54" W., a distance of 67.14 feet (S. 65°24'05" W., 67.20 feet-record), to the PLACE OF BEGINNING and containing 0.384 of an acre of land, more or less.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:**

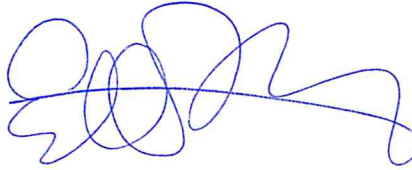
1. Taxes for the year 2022 and subsequent years.
2. All restrictions, reservations and easements of record applicable to the Property.

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.

INTERNATIONAL BANK OF COMMERCE, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of INTERNATIONAL BANK OF COMMERCE and are transferred to INTERNATIONAL BANK OF COMMERCE without recourse against Grantor.

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



**ESTEBAN O. BROWN**

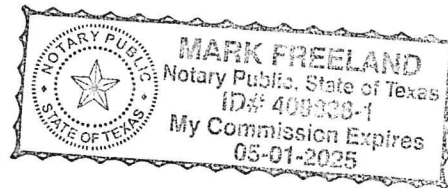
**(Acknowledgment)**

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 13 day of may, 2022, by ESTEBAN O. BROWN.



Notary Public, State of Texas



**PREPARED BY:**

The Law Offices of Mark Freeland  
806 Pecan / P.O. Box 2586  
McAllen, Texas 78502

**AFTER RECORDING RETURN TO:**

The Law Offices of Mark Freeland  
806 Pecan / P.O. Box 2586  
McAllen, Texas 78502

File/GF Number: F #