

Z-2022-10700320

General Warranty Deed

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.

Date: November 24, 2021

Grantor: **Guillermo Estrada, as Independent Executor of the Estate of Maria Elena Vasquez, Deceased**

Grantor's Mailing Address: _____

Grantee: **Dignity Realty, LLC and Kingland Enterprises**

Grantee's Mailing Address: 16735 La Cantua Pkwy San Antonio TX 78244

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Being the South 78 feet of Lot 39, Block "B", New City Block 2874, situated in the City of San Antonio, Bexar County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Bexar County, Texas.

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.

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

Z-2022-10700320


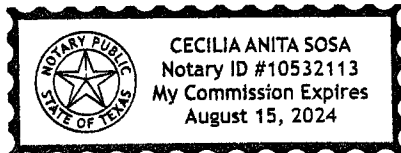
EXECUTED this 24 day of November, 2021.



**Guillermo Estrada, as Independent
Executor of the Estate of Maria Elena
Vasquez, Deceased**

THE STATE OF TX §
COUNTY OF Bexar §

Before me, a Notary Public, the foregoing instrument was acknowledged on 24 day of November, 2021 by Guillermo Estrada, as Independent Executor of the Estate of Maria Elena Vasquez, Deceased who personally appeared before me, and who is known to me through Photo ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.


NOTARY PUBLIC, STATE OF
TX

AFTER RECORDING, RETURN TO:

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

Z-2022-10700320

File Information

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

Document Number: 20210333520
Recorded Date: December 01, 2021
Recorded Time: 9:29 AM
Total Pages: 3
Total Fees: \$30.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

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: 12/1/2021 9:29 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

Z-2022-10700320

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Date: November 24, 2021

Grantor: Guillermo Estrada, as Independent Executor of the Estate of Maria Elena Vasquez, Deceased

Grantor's Mailing Address: _____

Grantee: Dignity Realty, LLC and Kingland Enterprises

Grantee's Mailing Address: 16735 La Cadera Pkwy San Antonio TX 78240

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Being the South 62.0 feet, more or less, of Lot Thirty-eight (38), Block "B", New City Block 2874, lying and being situated within the corporate city limits of the City of San Antonio, Bexar County, Texas; SAVE AND EXCEPT that certain 12.50 square feet conveyed to the City of San Antonio, in Deed dated December 5, 2002, recorded under CC# 20020480951, Real Property Records of Bexar County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Bexar County, Texas.

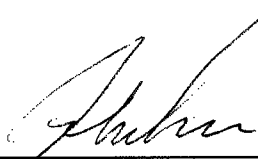
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

CTOT GF: 20 484545.515

Z-2022-10700320

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


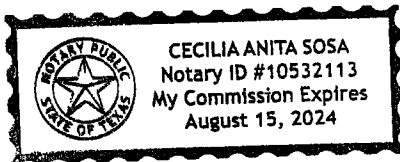
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NOTARY PUBLIC, STATE OF
TX

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2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

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File Information

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

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Total Fees: \$30.00

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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: 12/2/2021 9:31 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk