

Z-2021-10700121
PA2021-11600052

ATC GF# 20004793 / 60 \$ 18.20

FILED BY
ALAMO TITLE

GF# 03-20004793

**WARRANTY DEED
WITH VENDOR'S LIEN**

Date: SEPTEMBER 9, 2003

Doc# 20030237425

Grantor: ESTELLA HERNANDEZ AND ELENA CASTANO

Grantor's Mailing Address: 7438 SINGING BROOK, SAN ANTONIO, TEXAS 78227

Grantee: LUIS MACIAS AND SPOUSE, IRENE MACIAS

Grantee's Mailing Address: 510 Wagner, San Antonio, TX 78211

Consideration: TEN AND NO/100-----(\$10.00)-----DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

and **THE FURTHER CONSIDERATION OF THE EXECUTION AND DELIVERY** of a Note of even date that is in the principal amount of \$27,000.00 executed by Grantee, payable to the order of **BANK OF AMERICA, N.A.**. The Note is secured by a Vendor's Lien retained in favor of **BANK OF AMERICA, N.A.** in this Deed and by a Deed of Trust of even date from Grantee to **PRLAP, INC., TRUSTEE(S)**.

Property (including any improvements):

BEING THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Reservations from and Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, RESERVATIONS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY.

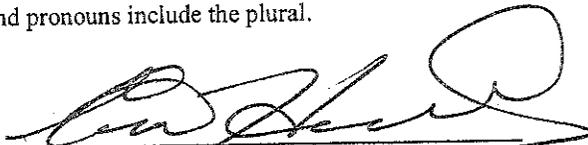
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to 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 shall become absolute.

The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to **BANK OF AMERICA, N.A.**, its successors and assigns, or heirs and assigns, as appropriate, the Payee named in said Note, without recourse on Grantor.

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

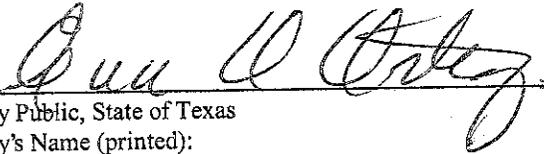

ESTELLA HERNANDEZ

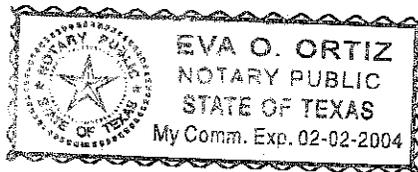
ELENA CASTANO

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on the _____ day of _____, _____, by ESTELLA HERNANDEZ AND ELENA CASTANO.


Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires:



AFTER RECORDING RETURN TO:
LUIS MACIAS AND SPOUSE, IRENE MACIAS
510 Wagner
San Antonio, TX 78211

PREPARED IN THE LAW OFFICE OF:
BEADLES, NEWMAN & LAWLER
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
3500 HULEN STREET
FORT WORTH, TEXAS 76107

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Exhibit "A"

FIELD NOTES

A 5.04 acre tract being part of a 10.001 acre tract out of the Dionicio Martinez League Grant, Survey No. 7, County Block No. 4012, being the same 5.000 acre tract conveyed to Isabell S. Prieto, et al, in Volume 7425, Page 704, Real Property Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron Rod Found, for the northwest corner of the said 5.000 acre tract and the herein described tract, said iron rod being the southeast line of a called 42.70 acre tract conveyed to John R. Davenport, and being also the southwest corner of a called 8.37 acre tract conveyed to Texas Land Exchange, Inc. in Volume 4222, Page 9304 Real Property Records of Bexar County, Texas;

THENCE, leaving said 42.70 acre tract with the south line of the said 8.37 acre tract and the north line of the said 5.000 acre tract and the herein described tract **S 89°28'07" E**, a distance of **1215.30 Feet** to a 1/2 Inch Iron Rod Found for the northeast corner of the said 5.000 acre tract and the herein described tract, said iron rod being also the southeast corner of the said 8.37 acre tract, and being in the west line of the right-of-way of Pleasanton Road;

THENCE, leaving the said 8.37 acre tract with the west line of the said Pleasanton Road and the east line of the said 5.000 tract and the herein described tract **S 08°16'57" W**, a distance of **183.68 Feet** to a 1/2 Inch Iron Rod Set for the southeast corner of the said 5.000 acre tract and the herein described tract, said iron rod being also the northeast corner of a called 3.9976 acre tract conveyed to Arturo B. Oviedo, et ux, in Volume 6145, Page 1259, Real Property Records of Bexar County, Texas;

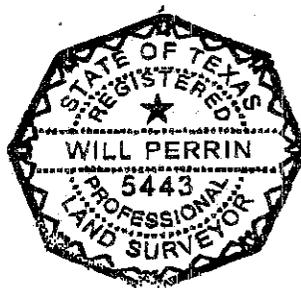
THENCE, leaving the said Pleasanton Road with the north line of the said 3.9976 acre tract and the south line of the 5.000 tract and the herein described tract **N 89°27'13" W**, (**Bearing Basis**), a distance of **1267.89 Feet** to a 1/2 Inch Iron Rod Found for the southwest corner of the said 5.000 acre tract and the herein described tract, said iron rod being also the northwest corner of the said 3.9976 acre tract, and being in the southeast line of the said 42.70 acre tract;

THENCE, leaving the said 3.9976 acre tract, with the southeast line of the said 42.70 acre tract and the west line of the said 5.000 tract and the herein described tract **N 24°50'30" E**, a distance of **187.80 Feet** to the **POINT OF BEGINNING** and containing **5.04 acres** of land, more or less.

NOTE: I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief.

Will Perrin

Will Perrin
Registered Professional Land Surveyor
Texas Registration No. 5443
September 4, 2003



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 FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on

SEP 15 2003



Gerry Rickhoff
COUNTY CLERK, BEXAR COUNTY, TEXAS

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Pages 3
09/15/2003 04:47:00 PM
Filed & Recorded in
Official Records of
BEXAR COUNTY
GERRY RICKHOFF
COUNTY CLERK
Fees \$18.00

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