

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: December 21, 2021

Grantor: TERENCE L. VALERA, an unmarried person

Grantor's Mailing Address (including county):

7910 Merrywood  
SAN ANTONIO TX 78250

Grantee: HYG HOMES LLC, a Texas limited liability company

Grantee's Mailing Address (including county):

8880 Heath Circle  
San Antonio TX 78250

**Consideration:** TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee herein of its one certain promissory note of even date herewith in the principal sum of EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS (\$85,000.00), payable to the order of FALCON INTERNATIONAL BANK, as therein provided and bearing interest at the rate therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by deed of trust of even date herewith to RAY A. GONZALES, Trustee.

**Property (including any improvements):**

Being 0.574 acres of land, more or less, out of the M.G. DE LOS SANTOS SURVEY NO. 82, Abstract 664, County Block 4446, Bexar County, Texas, and being more particularly described on Exhibit "A" attached hereto.

**Reservations from and Exceptions to Conveyance and Warranty:**

This conveyance is made and accepted subject to any and all conditions, restrictions, and easements, if any, relating to the hereinabove-described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk 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. Grantor 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 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 shall become absolute.

FALCON INTERNATIONAL BANK, at the instance and request of the Grantee herein, having advanced and paid cash to Grantor herein that portion of the purchase price of the herein described property as is evidenced by the herein described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of Grantor and the same are hereby TRANSFERRED and ASSIGNED to FALCON INTERNATIONAL BANK, without recourse.

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

  
TERENCE L. VALERA

(acknowledgment)

STATE OF TEXAS  
COUNTY OF BEXAR

This instrument was acknowledged before me on the 21<sup>st</sup> day of December, 2021,  
by TERENCE L. VALERA.



  
Notary Public, State of Texas  
Notary's name (printed): APRIL KERR  
Notary's commission expires: 9/24/2024

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:  
**BECK & BECK**  
4940 Broadway, Suite 315  
San Antonio, Texas 78209

**NORTH AMERICAN TITLE COMPANY**

**EXHIBIT "A" - PROPERTY DESCRIPTION**

Being 0.574 acres of land, more or less, out of the M.G. DE LOS SANTOS SURVEY No. 82, Abstract 664, County Block 4446, Bexar County, Texas, and being that same property described in Warranty Deed with Vendor's Lien recorded in Volume 11827, Page 688, Official Public Records of Bexar County, Texas, said 0.574 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found (monument of record dignity) for the southwest corner of this 0.574 acres, same being the lower northwest corner of the Sheila D. McLean tract (Document No. 20120211629), and on the East boundary of the Norma I. Plata 4.110 acres (Document No. 20120017537), same also being the POINT OF BEGINNING;

THENCE along the line common to this 0.574 acres and said Plata 4.110 acres, North 00 degrees 38 minutes 00 seconds West (bearing basis), at a distance of 268.71 feet pass a 1/2-inch iron rod found on the South boundary of said 22-foot Ingress/Egress Easement, and continuing for a total distance of 279.72 feet (~~called 65.37 feet~~) to a point for the northwest corner of this 0.574 acres, same being the northeast corner of said Plata 4.110 acres, and a point in the centerline of said 22-foot Ingress/Egress Easement, same also being on the South boundary of the remainder of the KB Home Lone Star LP 25.99 acres (Volume 10127, Page 676);

THENCE along the line common to this 0.574 acres and the remainder of said KB Home Lone Star 25.99 acres, North 89 degrees 17 minutes 24 seconds East (called North 89 degrees 22 minutes 00 seconds East), a distance of 89.45 feet (called 89.44 feet) to a point for the northeast corner of this 0.574 acres, same being the upper northwest corner of said McLean tract, and the northwest corner of said 20-foot Ingress/Egress Easement;

THENCE along the lines common to this 0.574 acres and said McLean tract, the following courses and distances:

South 00 degrees 38 minutes 00 seconds East, a distance of 279.72 feet to a 1/2-inch iron rod found for the southeast corner of this 0.574 acres;

South 89 degrees 17 minutes 24 seconds West (called South 89 degrees 22 minutes 00 seconds West), a distance of 89.45 feet (called 89.44 feet) to the POINT OF BEGINNING, and containing 0.574 acres of land, more or less.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION AS TO THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE SOLELY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE THE EXCEPTION CONTAINED IN SCHEDULE B ITEM 2 HEREIN.

TOGETHER WITH a 20-foot Ingress/Egress Easement recorded in Volume 11827, Page 688, Bexar County, Texas.

**NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION AS TO THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE SOLELY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE THE EXCEPTION CONTAINED IN SCHEDULE B ITEM 2 HEREIN.**

**File Information**

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

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

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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: 1/11/2022 8:21 AM



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