

DOMA GF # 14795-22-00887

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: August 3, 2022

Grantor: George H. Marshall, Jr.

Grantor's Mailing Address (including county) 7581 Bandera Rd., San Antonio,
Bexar County, Texas 78238

Grantee: HYG Homes, LLC, a Texas limited liability company

Grantee's Mailing Address (including county): 84 NE Loop 410, Ste 252, San Antonio,
Bexar County, Texas 78216

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 TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00), 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):

3.973 acres out of the Maria De Los Santos Survey No. 82, Abstract 664, New City Block 15008, City of San Antonio, Bexar County, Texas, being that 3.973-acre tract of land described in deed of record in Volume 2608 at page 858 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

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.

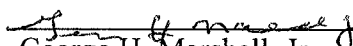
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, 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.

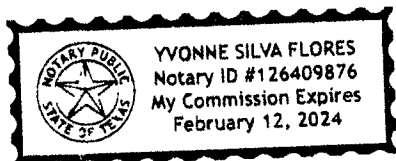
When the context requires, singular nouns and pronouns include the plural.

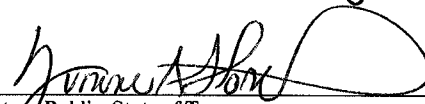

George H. Marshall, Jr.

(Acknowledgment)

STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on the 9 day of August, 2022,
by George H. Marshall, Jr..




Notary Public, State of Texas
Notary's name (printed): Yvonne S Flores
Notary's commission expires 2/12/2024

AFTER RECORDING RETURN TO:

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

**EXHIBIT A
LEGAL DESCRIPTION**

3.973 acres out of the Maria De Los Santos Survey No. 82, Abstract 664, New City Block 15008, City of San Antonio, Bexar County, Texas, being that 3.973-acre tract of land described in deed of record in Volume 2608 at page 858 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an 1/2" iron bar found set in the ground in the south boundary line of a 25.99-acre tract of land described in deed of record in Volume 10127 at page 676 of the Official Public Records of Bexar County, Texas, the northeast corner of a 3.973-acre tract of land described in deed of record in Volume 2608 at page 858 of the Official Public Records of Bexar County, Texas and the northwest corner of Lot 1, Block 1, New City Block 15008, Javier and Norma I. Plata and Sons Subdivision, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 9650 at page 204 of the Plat Records of Bexar County, Texas, for the northeast corner of this tract, whence an 1/2" iron bar found set in the ground, the northeast corner of a 2.668-acre tract of land described in deed of record in Document Number 20210356496 of the Official Public Records of Bexar County, Texas, bears S 89°48'46" E a distance of 648.38 feet;

Thence S 0°14'04" W (called S 0°14'04" W) with the east boundary line of said 3.973-acre tract and the west boundary line of said Lot 1 a distance of 492.29 feet (called 492.05 feet) to an 1/2" iron bar found set in the ground in the north boundary line of Lot 58, Block 5, New City Block 18957, Quail Heights Subdivision, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 9529 at pages 8-11 of the Plat Records of Bexar County, Texas, the southeast corner of said 3.973-acre tract and the southwest corner of said Lot 1, for the southeast corner of this tract, whence a 1" pipe found set in the ground, the southeast corner of said Lot 1 and the northeast corner of Lot 7, Block 4, said Quail Heights Subdivision, bears S 89°41'06" E a distance of 651.40 feet;

Thence N 89°41'47" W (called N 89°41'47" W) with the south boundary line of said 3.973-acre tract and the north boundary lines of Lots 58, 57, 56, 55, 54, 53, 52 and 51, said Block 5 a distance of 454.84 feet (called 454.84 feet) to an 1/2" iron bar found set in the ground, the southwest corner of said 3.973-acre tract and the southeast corner of a 2.737-acre tract of land described in deed of record in Document Number 20050205196 of the Official Public Records of Bexar County, Texas, for the southwest corner of this tract;

Thence N 0°14'04" E (called N 0°14'04" E) with the west boundary line of said 3.973-acre tract and an east boundary line of said 2.737-acre tract a distance of 201.51 feet (called 201.51 feet) to an 3/4" iron bar found set in the ground, a northwest corner of said 3.973-acre tract and a reentrant corner of said 2.737-acre tract, for a northwest corner of this tract;

Thence S 89°45'56" E (called S 89°45'56" E) with a north boundary line of said 3.973-acre tract and a south boundary line of said 2.737-acre tract at 54.59 feet an 1/2" iron bar found set in the ground, a southeast corner of said 2.737-acre tract and the southwest corner of a 0.799-acre tract of land described in deed of record in Volume 5968 at page 1883 of the Official Public Records of Bexar County, Texas, and continuing on the same course and by the same count an overall distance of 174.59 feet (called 174.59 feet) to an 1/2" iron bar found set in the ground, a reentrant corner of said 3.973-acre tract and the southeast corner of said 0.799-acre tract, for a reentrant corner of this tract;

Thence N 0°14'04" E (called N 0°14'04" E) with a west boundary line of said 3.973-acre tract and the east boundary line of said 0.799-acre tract a distance of 290.00 feet (called 290.00 feet) to an ½" iron bar found set in the ground in the south boundary line of said 25.99-acre tract, the northwest corner of said 3.973-acre tract and the northeast corner of said 0.799-acre tract, for the northwest corner of this tract;

Thence S 89°48'44" E (called S 89°45'56" E) with the north boundary line of said 3.973-acre tract and the south boundary line of said 25.99-acre tract a distance of 280.25 feet (called 280.25 feet) to the POINT OF BEGINNING, containing 3.973 acres (173,084 square feet) of land, more or less.

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

File Information

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

Document Number: 20220205196
Recorded Date: August 23, 2022
Recorded Time: 8:31 AM
Total Pages: 5
Total Fees: \$38.00

**** 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: 8/23/2022 8:31 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk