

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER:**

RELEASE OF LIEN

THE STATE OF TEXAS       §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR       §

That the undersigned, is the legal owner and holder of the following liens: Deed of Trust dated December 9, 2005, executed by Terence L. Valera securing payment of one note of even date therewith payable to Bank of America, N.A. in the principal amount of \$68,000.00 and recorded December 14, 2005 in Volume 11827, Page 894, Official Public Records of Bexar County, Texas; said deed of trust filed for record in the office of the county clerk of Bexar County, on December 14, 2005 recorded in Volume 11827, Page 688, Official Public Records, Bexar County, Texas.

the following described property, to-wit:

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.

for a good and valuable consideration paid to the undersigned, the receipt and sufficiency of which is hereby acknowledged, has released and discharged, and by these presents hereby releases and discharges, the above described property from all liens held by the undersigned securing said indebtedness.

The undersigned expressly waives and releases any and all rights that the undersigned may now or hereafter have to establish or enforce said lien or liens as security for the payment of any other or future indebtedness.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Bank of America, N.A.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ §  
  §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_ as \_\_\_\_\_ of Bank of America, N.A., on behalf of said bank.

NOTARY PUBLIC, STATE OF TEXAS

**PREPARED IN THE LAW OFFICE OF:**  
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