

Z-2020-10700039

**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.**

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** March 14, 2011

**Grantor:** LONE STAR NATIONAL BANK

**Grantor's Mailing Address:**

LONE STAR NATIONAL BANK  
520 E. Nolana  
McAllen, Texas 78504  
Hidalgo County

**Grantee:** EFRAIM ABRAMOFF, a married person

**Grantee's Mailing Address:**

EFRAIM ABRAMOFF  
40 NE Loop, Suite 415  
San Antonio, Texas 78216  
Bexar County

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK in the principal amount of ONE MILLION AND NO/100 DOLLARS (\$1,000,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to A. JABIER RODRIGUEZ, trustee.

**Property (including any improvements):**

Attached as Exhibit "A" and incorporated herein for all purposes.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Restrictions in Volume 9502, Page 114, Deed and Plat Records of Bexar County, Texas.

Building setback line, 40 feet wide, along the Hamilton Wolfe Road property line, as shown on plat recorded in Volume 9502, Page(s) 114, Deed and Plat Records of Bexar County, Texas.

Overhang Electric easement, 9 feet wide, adjacent to the electric easement, as shown on plat recorded in Volume 9502, Page(s) 114, Deed and Plat Records of Bexar County, Texas.

Mutual Access easement, 60 feet wide, across the subject property, as shown on plat recorded in Volume 9502, Page(s) 114, Deed and Plat Records of Bexar County, Texas.

C.P.S.B. easement, 75 feet wide, across subject property, as shown on plat recorded in Volume 9502, Page(s) 114, Deed and Plat Records of Bexar County, Texas.

Electric easement, 40 feet wide, along the Hamilton Wolfe property line , as shown on plat recorded in Volume 9502, Page(s) 114, Deed and Plat Records of Bexar County, Texas.

Sanitary Sewer easement, as shown on plat recorded in Volume 9502, Page(s) 114, Deed and Plat Records of Bexar County, Texas.

Structural height restrictions as shown on plat recorded in Volume 9502, Page(s) 114, Deed and Plat Records of Bexar County, Texas.

Electric Transmission Line and Electric Distribution Line Easement, 75 feet wide, granted to City of San Antonio by Easement and Right of Way recorded in Volume 7267, Page 61, Deed Records of Bexar County, Texas.

Perpetual Mutual Access Easement and Maintenance Agreement recorded in Volume 2918, Page 506, Real Property Records of Bexar County, Texas.

Rights of tenants, as tenants only, under unrecorded leases or rental agreements.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.

Standby fees, taxes and assessments by any taxing authority for the year 2011, and subsequent years.

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

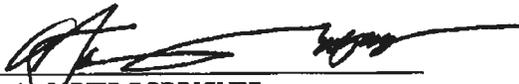
The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

**GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.**

LONE STAR NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of LONE STAR NATIONAL BANK and are transferred to LONE STAR NATIONAL BANK without recourse against Grantor.

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

LONE STAR NATIONAL BANK

By: 

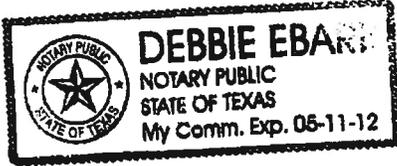
A. JABIER RODRIGUEZ

Its: Chief Executive Officer

STATE OF TEXAS )

COUNTY OF BEXAR )

This instrument was acknowledged before me on March 16, 2011, by A. JABIER RODRIGUEZ, Chief Executive Officer of LONE STAR NATIONAL BANK, a national bank, on behalf of said bank.



Debbie Ebar  
Notary Public, State of Texas  
My commission expires: 5-11-12

PREPARED IN THE OFFICE OF:

LAW OFFICE OF RICHARD A. CANTU, P.C.  
P.O. Box 6149  
McAllen, Texas 78502  
File/GF: 5613-11/4141000164fidelity

AFTER RECORDING RETURN TO:

EFRAIM ABRAMOFF  
40 NE Loop, Suite 415  
San Antonio, Texas 78216

Exhibit A

A 5.598 (243,827 SF) ACRE TRACT, MORE OR LESS, BEING A PORTION OF LOT 12, BLOCK 2, NEW CITY BLOCK 16350, CINNAMON CREEK SUBDIVISION UNIT 8, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY; TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9502, PAGE 114 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID 5.598 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING at a set 1/2 iron pin in the north right of way of Hamilton Wolfe Road, said pin being the southwest corner of said Lot 12 and this tract and the POINT OF BEGINNING;

THENCE departing the north right of way of Hamilton Wolfe Road, North 15 degrees 53 minutes 46 seconds West, a distance of 449.66 feet to a found 1/2 inch iron pin, said pin being the northwest corner of this tract;

THENCE along the north boundary of this tract the following bearings and distances:

North 72 degrees 54 minutes 54 seconds East, a distance of 424.47 feet to a set 1/2 inch iron pin for an angle point;

North 22 degrees 41 minutes 07 seconds West, a distance of 64.97 feet to a set 1/2 inch iron pin for an angle point;

North 67 degrees 18 minutes 53 seconds East, a distance of 39.86 feet to a set 1/2 inch iron pin for an angle point;

North 23 degrees 43 minutes 07 seconds West, a distance of 65.72 feet to a set 1/2 inch iron pin for an angle point; and

North 72 degrees 54 minutes 54 seconds East, a distance of 208.18 feet to a fence post, said post being the northeast corner of this tract and said Lot 12;

THENCE along the common east property line of this tract and said Lot 12, South 17 degrees 05 minutes 06 seconds East, a distance of 357.39 feet to a found 'A' inch iron pin, said pin being the most easterly corner of Lot 12 and this tract;

THENCE North 72 degrees 26 minutes 24 seconds West, a distance of 32.82 feet to a found inch iron pin for a PC of a curve to the left;

THENCE along said curve to the left whose radius is 218.58 feet, central angle is 113 degrees 07 minutes 29 seconds and arc distance is 431.56 feet to a found 1/2 inch iron pin for a PT;

THENCE South 05 degrees 33 minutes 53 seconds East, a distance of 171.07 feet to a found 1/2 inch iron pin in the north right of way line of Hamilton Wolfe Road, said pin being the southeast corner of said Lot 12 and this tract;

THENCE along the north right of way of Hamilton Wolfe Road, South 84 degrees 26 minutes 07 seconds West, a distance of 164.02 feet to a set 1/2 inch iron pin for the PC of a curve to the right;

THENCE continuing along the north right of way line of Hamilton Wolfe Road on the curve to the right whose radius is 1392.04 feet, central angle is 04 degrees 33 minutes 07 seconds and arc length is 110.62 feet to the POINT OF BEGINNING and containing 5.598 (243,827 SF) acres of land, more or less;