



Z2018191

SCANNED

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.

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

Date: December 19, 2014

Grantor: MARK MULROY

Grantor's Mailing Address: 3329 Navasota Circle
San Antonio, Texas 78259

Grantee: GHANBAR PROPERTY LLC

Grantee's Mailing Address: 21022 Cactus Cliff
San Antonio, Texas 78258

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid to the Grantor, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, and the further consideration of the execution by Grantee of one certain promissory note of even date herewith in the principal sum of FIVE HUNDRED FOURTEEN THOUSAND NINE HUNDRED and NO/100 DOLLARS (\$514,900.00), payable to the order of WELLS FARGO BANK, N.A., payable as therein provided and bearing interest as therein specified and providing for acceleration of maturity in the event of default and for attorney's fees; and being secured by Vendor's Lien and Superior Title herein and hereby expressly retained and reserved upon the property herein described and conveyed and being additionally secured by Deed of Trust thereon of even date herewith to WELLS FARGO FINANCIAL NATIONAL BANK, Trustee.

Property (including any improvements):

1.146 ACRES OF LAND, MORE OR LESS, BEING ALL OF LOT 19, NEW CITY BLOCK 11623, ALBATROSS HEIGHTS SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 4960, PAGE 183, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND A PORTION OF LOT 17, NEW CITY BLOCK 11623, ALBATROSS HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 368, PAGE 214, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; SAID 1.146 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Reservations from Conveyance and Warranty: None.

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all conditions, restrictions and easements of record,

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, 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 shall become absolute.

WELLS FARGO BANK, N.A., 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 WELLS FARGO BANK, N.A. and are transferred to WELLS FARGO BANK, N.A., without recourse against Grantor.

Ad valorem taxes for the current year have been prorated as of the date of closing hereof, and payment thereof is assumed by Grantee.


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

MARK MULROY 

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 19 day of December, 2014, by MARK MULROY.



Notary Public, State of Texas 

After Recording Return to:
Ghanbar Property LLC
21022 Cactus Cliff
San Antonio, Texas 78258

Prepared in the Law Offices of:
Pazouki & Arambula, LLP
17115 San Pedro Ave., Ste. 330
San Antonio, Texas 78232

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EXHIBIT "A"

METES AND BOUNDS

1.146 acres of land, more or less, being all of Lot 19, New City Block 11623, Albatross Heights Subdivision, City of San Antonio, Bexar County, Texas, according to map or plat thereof recorded in Volume 4960, Page 183, Deed and Plat Records, Bexar County, Texas, and a portion of Lot 17, new City Block 11623, Albatross Heights, according to the plat thereof recorded in Volume 368, Page 214, Deed and Plat Records, Bexar County, Texas; said 1.146 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the East corner of this 1.146 acres, same being the East corner of said Lot 19 and on the northwest Right-of-Way line of Chambers, a variable width Right-of-Way, same also being the **POINT OF BEGINNING**;

THENCE along the northwest Right-of-Way line of said Chambers, South 41 degrees 25 minutes 00 seconds West, a distance of 209.80 feet (called 212.00 feet) to a 1/2 inch iron rod set for the South corner of this 1.146 acres, same being the original South corner of said Lot 17 and on the northwest Right-of-Way line of Chambers;

THENCE departing the northwest Right-of-Way line of said Chambers and along the southwest line of said Lot 17, North 47 degrees 54 minutes 18 seconds West, passing a 1/2 inch iron rod found for the East corner of Lot 615 of Del Donore 8000 Subdivision (Volume 9500, Page 175) at 15.43 feet, for a total distance of 238.08 feet (called 238.00 feet) to a 1/2 inch iron rod set for the West corner of this 1.146 acres;

THENCE severing through said Lot 17, North 41 degrees 30 minutes 42 seconds East, passing the West corner of said Lot 19 at 72.79 feet, for a total distance of 209.79 feet (called 212.00 feet) to a 1/2 inch iron rod found for the North corner of this 1.146 acres, same being the North corner of Lot 19;

THENCE along the northeast line of said Lot 19, South 47 degrees 54 minutes 18 seconds East, a distance of 237.74 feet (called 237.65 feet) to the **POINT OF BEGINNING**, and containing 1.146 acres of land, more or less.

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 this 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:

Doc# 20140219727 Fees: \$34.00
12/22/2014 4:39PM # Pages 3
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

DEC 22 2014



Gerard C. Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS