

Z2017144

96- 0010079

SPECIAL WARRANTY DEED

Date: December 15, 1995

Grantor: ROBERT E. GREVER and GLENN-DEAN MANGANELLO

Grantor's Mailing Address: 11823 Mill Rock Road
San Antonio, Bexar County, Texas
78230-2625

Grantee: DOS AMIGOS, a Texas general partnership

Grantee's Mailing Address: 11823 Mill Rock Road
San Antonio, Bexar County, Texas
78230-2625

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration

Property (including any improvements):

Lots 45 thru 50, Block 1, New City Block 14149, SWANS LANDING, an addition to the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Vol. 9501, Page 136, Deed and Plat Records of Bexar County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, prescriptive rights and all other encumbrances, other than liens and conveyances, that affect the property and are of record in Bexar County, Texas, and taxes for 1995.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys the property to Grantee, 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, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, and administrators to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators 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, when the claim is by, through, or under Grantor but not otherwise.


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

Robert E. Grever
ROBERT E. GREVER
Glenn-Dean Manganello
GLENN-DEAN MANGANELLO

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 29th day of December, 1995, by ROBERT E. GREVER and GLENN-DEAN MANGANELLO.


ALLISON C. BELANGER
NOTARY PUBLIC
State of Texas
Comm. Exp. 12-17-96

Allison C. Belanger
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Dos Amigos
11823 Mill Rock Road
San Antonio, TX 78230-2625

PREPARED IN THE LAW OFFICE OF:
Frazier & Frazier
1221 McKinney, Suite 3810
Houston, TX 77010-2010

Any person who restricts the sale, rental, or use of the described property in violation of any statute and one recorded with the Federal Register shall be liable to the State of Texas for the amount of the fine and costs. The State of Texas shall be the beneficiary of any fine and costs. The State of Texas shall be the beneficiary of any fine and costs. The State of Texas shall be the beneficiary of any fine and costs.

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK

On Jan 24 1996
At 9:31am

Receipt #: 193827
Recording: 5.00
Doc/Hgmt: 6.00

Doc/Num : 96- 0010079
Deputy -Theresa Hernandez

JAN 24 1996
Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS