## 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.

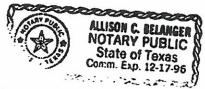
## Z2017144

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

FOBERT E. GREVER MANGAMELLO
GLENN-DEAN MANGANELLO

STATE OF TEXAS S
COUNTY OF BEXAR S

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



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 price was no man about registers the saste register or use or the described of the first price of the saste of the sas

JAN 24 1996

CLERK BEXAR COUNTY, TEXAS

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

On Jan 24 1996

At 9:31am

Receipt 0: 1936 Recording: 5. Doc/Mgmt: 6.

Doc/Hum : 96- 0010079

Deputy -Theresa Hernandez