

22018136

Alamo Title/4041009833-CJF

**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.**

**WARRANTY DEED WITH VENDOR'S LIEN**

Date: January 17, 2017

Grantors: SAMANTHA JO GERLACH and JUAN TORRES, JR.

Grantors' Mailing Address:

Grantee: HERITAGE MONTESSORI ACADEMY, LLC, a Texas Limited Liability Company

Grantee's Mailing Address: 100 N. Central Expressway, Ste. 100  
Richardson, Texas 75080

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and the further consideration of the execution and delivery by Grantee of its one certain promissory note of even date herewith in the principal sum of \$550,000.00 payable to the order of SAMANTHA JO GERLACH and JUAN TORRES, JR., and their successors and assigns, as therein provided, and bearing interest at the rate therein specified and providing for the acceleration of maturity in event of default and for attorney's fees and being secured by a prior and superior vendor's lien and superior title hereby expressly retained and reserved upon the properties herein described and conveyed; and said note being additionally secured by a Deed of Trust thereon to Stanley E. Keeton, Esq. C/O Fidelity National Title Group, Inc., Trustee.

Property:

A 21.27 Acre Tract of land out of the Jacob Metzler Survey No. 24 3/4, Abstract No. 521, CB 4710, Bexar County, Texas, being all of a 5.128 Acre Tract conveyed from Walter Bradley Gerlach, et al to Walter Bradley Gerlach, et al by deed dated September 22, 2004 and recorded in Volume 11430, Page 1927 of the Real Property Records of Bexar County, Texas, and part of a 57.6957 Acre Tract conveyed from Walter Bradley Gerlach, et al to Water Bradley Gerlach, et al by Deed dated September 22, 2004 and recorded in Volume 11430, Page 1930 of said Real Property Records of Bexar County, Texas, said 21.27 acres being more particularly described in Exhibit "A", attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made and accepted subject to restrictions, easements and other matters appearing of record.

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GRANTEE ACCEPTS THE PROPERTY AND IMPROVEMENTS "AS IS" IN THEIR PRESENT CONDITION, WITH NO WARRANTIES OF HABITABILITY OR OTHERWISE.

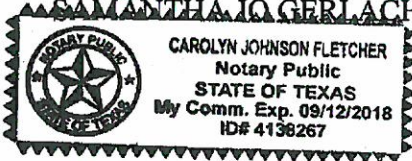
Grantors, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grant, sell, and convey to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors or assigns forever. Grantors bind Grantors' heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the said property unto Grantee and Grantee's successors or assigns forever 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 context requires, singular nouns and pronouns include the plural.

*Samantha Jo Gerlach*  
\_\_\_\_\_  
SAMANTHA JO GERLACH  
*Juan Torres, Jr.*  
\_\_\_\_\_  
JUAN TORRES, JR.

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 17 day of January, 2017, by SAMANTHA JO GERLACH.



*Carolyn Johnson Fletcher*  
\_\_\_\_\_  
Notary Public for  
the State of Texas

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 17 day of January, 2017 by JUAN TORRES, JR.



*Carolyn Johnson Fletcher*  
\_\_\_\_\_  
Notary Public for  
the State of Texas



Exhibit A

Z2018136

STATE OF TEXAS  
COUNTY OF BEXAR

FIELD NOTES TO DESCRIBE

A 21.27 Acre Tract of land situated about 15.8 miles N 34° W of San Antonio in Bexar County, Texas out of Survey No. 24 3/4, Abstract No. 521, CB 4710, Jacob Metzler, original grantee, being all of a 5.128 Acre Tract conveyed from Walter Bradley Gerlach, et al to Walter Bradley Gerlach, et al by deed dated September 22, 2004 and recorded in Volume 11430, Page 1927 of the Real Property Records of Bexar County, Texas, and part of a 57.6957 Acre Tract conveyed from Walter Bradley Gerlach, et al to Walter Bradley Gerlach, et al by Deed dated September 22, 2004 and recorded in Volume 11430, Page 1930 of said Real Property Records and being more particularly described as follows:

**BEGINNING:** At a 1/2" iron pin found by 5" cedar post in the Southwest line of Babcock Road for the East corner of a 685.558 Acre Tract (Volume 11142, Page 2106, Real Property Records) and the North corner of said 5.128 Acre Tract and of this tract;

**THENCE:** With fence and the South line of said road as follows:

S 65° 37' 26" E 428.83 feet to a 1/2" iron pin found by 5" cedar post for an angle point of this tract;

With a curve to the right having a radius of 731.56 feet, a central angle of 31° 16' 35", an arc of 399.34 feet and a chord bearing S 49° 12' 43" E 394.40 feet to a 5/8" iron pin set for the North corner of a 36.34 Acre Tract (this day surveyed) and the East corner of this tract;

**THENCE:** S 44° 21' 17" W 1214.45 feet crossing said 57.6957 Acre Tract to a 5/8" iron pin set for the West corner of said 36.34 Acre Tract and the South corner of this tract;

**THENCE:** With fence and a Northeast line of said 685.558 Acre Tract and Southwest line of said 57.6957 Acre Tract as follows:

N 44° 28' 38" W 28.83 feet to a 1/2" iron pin found by 14" cedar tree for an angle point of this tract;

N 44° 56' 43" W 767.87 feet to a 1/2" iron pin found for an interior corner of said 685.558 Acre Tract and the West corner of said 57.6957 Acre Tract and of this tract;

**THENCE:** N 44° 21' 14" E 1033.43 feet with fence and the Northwest line of said 57.6957 Acre Tract and said 5.128 Acre Tract to the POINT OF BEGINNING.

Bearings shown herein are geodetic from GPS observations.

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 8th day of September 2006.

John Howard, R.P.S. No. 402 State Highway 173 S Hondo, Texas 78861 (830) 426-4776



EXHIBIT "A"

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# Pages 4  
01/19/2017 1:13PM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD C. RICKHOFF  
COUNTY CLERK  
Fees \$34.00

STATE OF TEXAS  
COUNTY OF BEXAR  
This is to Certify that this document  
was e-FILED and e-RECORDED in the Official  
Public Records of Bexar County, Texas  
on this date and time stamped thereon.  
01/19/2017 1:13PM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard C. Rickhoff*