

Z2018167



2001-0088198

SCANNED

Special Warranty Deed

Date: April 17, 2001

Grantor: The Vineyard Foundation, a Texas non-profit corporation

Grantor's Mailing Address [include county]: 8122 Datapoint Drive, Suite 900, San Antonio, Bexar County, Texas 78229

Grantee: Family Educators Alliance of South Texas (FEAST), a Texas non-profit corporation

Grantee's Mailing Address [include county]: 25 Burwood, San Antonio, Bexar County, Texas 78216

Consideration: The exchange of property, title to which is accepted by Grantor the same as if the consideration represented by the exchange were paid in cash. There is no lien, either expressed or implied, created by the exchange or property. Any such lien is waived and released by Grantor.

Property (including any improvements):

A 5.15 acre, or 240,250 square feet, tract of land being a part of Lot 18 and all of Lot 19, New City Block (N.C.B.) 11693, Jay-Kay Subdivision in the City of San Antonio, Bexar County, Texas, recorded in Volume 5140, Page 268 of the Deed and Plat Records of Bexar County, Texas and being further described by metes and bounds on Exhibit A attached hereto.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all validly existing easements, rights-of-way, prescriptive rights, whether or not of record, all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, if any, other than liens and conveyances, that affect the Property, rights of adjoining owners in any walls and fences situated on a common boundary; discrepancies, conflicts, or shortages in area or boundary lines, if any; and encroachments or overlapping of improvements, if any; other matters arising from and existing by reason of any applicable governmental entity, district, agency and authority; standby fees, taxes, and assessments for the year 2001 and subsequent years, which Grantee assumes and agrees to pay and subsequent assessments for that year and prior years due to change in land usage, ownership, or both, such Exceptions include without limitation:

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- 1) Electric Easement granted to the City of San Antonio by instrument recorded in Volume 2712, Page 105, Real Property Records, Bexar County, Texas.
- 2) Twenty-Five (25) Foot Setback line along Burwood Lane, recorded in Volume 5140, Page 268, Deed and Plat Records, Bexar County, Texas.

AS A MATERIAL PART OF THE CONSIDERATION FOR THIS DEED, GRANTOR AND GRANTEE AGREE THAT GRANTEE IS TAKING THE PROPERTY "AS IS" WITH ANY AND ALL LATENT AND PATENT DEFECTS AND THAT THERE IS NO WARRANTY BY GRANTOR THAT THE PROPERTY HAS A PARTICULAR FINANCIAL VALUE OR IS FIT FOR A PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION WITH RESPECT TO THE PROPERTY WITH THE EXPRESS UNDERSTANDING AND STIPULATION THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES.

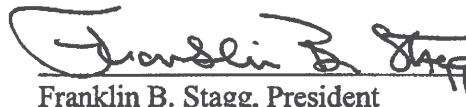
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

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

Grantor:

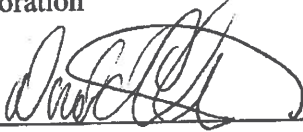
The Vineyard Foundation, a Texas non-profit corporation

By:


Franklin B. Stagg, President

Grantee:

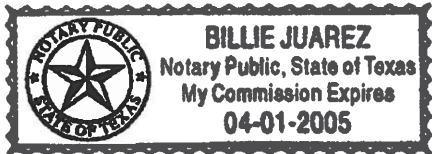
Family Educators Alliance of South Texas, a Texas non-Profit corporation

By: 
Name: Don Miller
Title: Chairman of the Board

THE STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me this 23 day of May, 2001 by **Franklin B. Stagg, President of The Vineyard Foundation, a Texas non-profit corporation, on its behalf.**

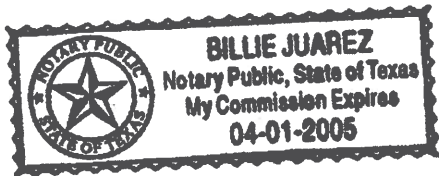



Notary Public, State of Texas

THE STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me this 23rd day of May, 2001, by Don Miller, Chairman of the Board of **Family Educators Alliance of South Texas, a Texas non-profit corporation, on its behalf.**




Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Family Educators of South Texas (FEAST)
25 Burwood Road
San Antonio, Texas 78216

EXHIBIT "A"

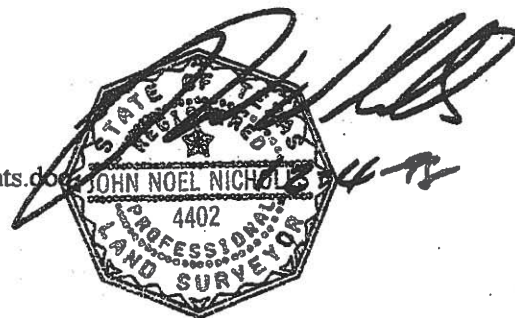


FIELD NOTES
FOR

A 5.515 acre, or 240,250 square feet, tract of land being a part of Lot 18 and all of Lot 19, New City Block (N.C.B.) 11693, Jay-Kay Subdivision in the City of San Antonio, Bexar County, Texas, recorded in Volume 5140, Page 268 of the Deed and Plat Records of Bexar County, Texas and being further described by metes and bounds as follows:

- BEGINNING:** At a found 1/2" iron rod in the north right-of-way line of Burwood Lane, a 60-foot right-of-way, said point being N 88°53'30" E, a distance of 197.84 feet from the east line of Blanco Road, a 60-foot right-of-way, and being the southwest corner of the herein described tract;
- THENCE:** N 00°00'15" E, departing said north right-of-way line, a distance of 251.27 feet to a found fence post in the north line of said Lot 18 at a corner of this tract;
- THENCE:** N 90°00'00" W, a distance of 100.00 feet to a found fence post at the northwest corner of Lot 18 and the westernmost, southwest corner of Lot 19 and of this tract;
- THENCE:** N 00°00'00" E, a distance of 180.00 feet to a found fence post in the south line of Lot 25, N.C.B. 11693, Martino Subdivision Unit-1, recorded in Volume 9508, Page 70 of said Deed and Plat Records at the northwest corner of Lot 19 and of this tract;
- THENCE:** S 90°00'00" E, along the common line between Lots 19 and 25, a distance of 637.20 feet to a found fence corner in the west line of Lot 20, N.C.B 10045, Shearer-Hill's Subdivision, recorded in Volume 2222, Page 63 of said Deed and Plat Records at the southeast corner of Lot 25, the northeast corner of Lot 19, and of this tract;
- THENCE:** S 00°00'00" E, along the common line between Lots 19 and 20, a distance of 360.86 feet to a found 1/2" iron in the north right-of-way line of the aforementioned Burwood Lane at the easternmost, southeast corner of Lot 19 and of this tract;
- THENCE:** Along the north right-of-way line of Burwood Lane the following calls and distances:
S 88°53'30" W, a distance of 118.18 feet to a found "X" in concrete at a corner of this tract;
S 01°06'30" E, a distance of 60.00 feet to a found 1/2" iron rod at the southernmost, southeast corner of Lot 19 and of this tract; and
- THENCE:** S 88°53'30" W, passing the southernmost, southwest corner of Lot 19 and the southeast corner of the aforementioned Lot 18 at 307.26 feet, and continuing for a total distance of 427.30 feet to the POINT OF BEGINNING and containing 5.515 acres of land in the City of San Antonio, Bexar County, Texas. The above having been described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
 DATE: December 4, 1998
 JOB NO.: 9916-98
 DOC. ID.: N:\survey98\9916-98\9916-98 fld nts.doc



PAPE-DAWSON ENGINEERS, INC.

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RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARSON OR PHOTO COPY, DISCOLORED PAPER, ETC.

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 the date and at the time stamped herein by me and was duly recorded in the Official Public Record of Real Property of Bexar County, Texas on:

MAY 29 2001



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

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

On May 29 2001
At 2:25pm

Receipt #: 448958
Recording: 3.00
Doc/Mgmt: 5.00
Doc/Num: 2001-0088198
Deputy -Betty Rodriguez

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BY-LAWS
OF
THE FAMILY EDUCATORS ALLIANCE OF SOUTH TEXAS (F.E.A.S.T.)
A Texas Non-Profit Corporation

ARTICLE I - NAME

The Corporation shall be known as The Family Educators Alliance of South Texas (F.E.A.S.T.), a Texas non-profit corporation, having no issue of stock, formed pursuant to the provisions of the Texas Non-Profit Corporation Act, and in accordance with the requirements of Section 501(c) (3) of the Internal Revenue Code of 1954, and as the same may be amended from time to time, relating to tax-exempt organizations.

ARTICLE II - ADDRESS

The principal office of the Corporation in the State of Texas is: 1400 North Flores, San Antonio, Texas 78212, and located in Bexar County. The Corporation may hereafter at any time and from time to time maintain such other office or offices as may be determined and established by its activities and requirements.

Records of the Corporation shall be kept at its office, including the Articles of Incorporation, By-laws, and Minutes of the proceedings of all corporate meetings, and the meetings of the Board of Directors. There shall also be kept at the office the official roll of the names and addresses of the Directors and Officers of the Corporation.

These records shall be made available for review by any member of the Corporation upon request to the Secretary.

ARTICLE III - PURPOSE

The primary purpose for which this Corporation is formed is to serve God and to give honor and glory to God through the organization of a body of Christians (I Corinthians 12:12) who (i) have been blessed with a variety of gifts, talents and abilities (Romans 12:4-8), (ii) who believe in the biblically-based benefits of instructing their children in their homes (Deuteronomy 11:19; Psalms 78:4; Malachi 4:6) and (iii) who wish to assist other Christians who believe in home schooling (Galatians 6:2) or who wish to learn more about home schooling (I Timothy 1:5). More specifically, the corporation shall: