

WARRANTY DEED 95-0079727

STATE OF TEXAS §
COUNTY OF BEXAR § KNOW ALL MEN BY THESE PRESENTS:
§

THAT, WINDY'S WATER WORKS, INC., acting herein by and through its authorized corporate office (hereinafter called Grantor, whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations to Grantor in hand paid by BEXAR METROPOLITAN WATER DISTRICT (hereinafter called Grantee, whether one or more), the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, whose mailing address is as hereinafter set forth, the following described real estate, together with all improvements thereon, situated in BEXAR County, Texas, being more particularly described as follows, to-wit:

Lots 26 and 27, Block 2, PALO ALTO PARK SUBDIVISION, Bexar County, Texas, according to the plat filed of record in Volume 5970, Page 62, Deed and Plat Records of Bexar County, Texas; SAVE AND EXCEPT a 50' x 50' tract out of the SE corner of Lot 27, Block 2 as described in Warranty Deed recorded in Volume 2746, Page 857, Real Property Records of Bexar County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the said Grantee, Grantee's heirs, successors or assigns forever. And Grantor does hereby bind Grantor, Grantor's heirs, successors or assigns TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee herein, Grantee's heirs, successors or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to any and all restrictions, easements, setback lines, covenants, conditions and reservations (BUT NOT ENCUMBRANCES) of record affecting the property herein conveyed.

EXECUTED ON June 1st, 1995

WINDY'S WATER WORKS, INC.


By: *Delmar E. Windhorst*
DELMAR E. WINDHORST,
President

VOL 184 35 PG 1327

(ACKNOWLEDGEMENT)

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 1st day of June, 1995, by DELMAR E. WINDHORST, President of WINDY'S WATER WORKS, INC., a Texas Corporation, and in the capacity herein stated on behalf of said corporation.

 SHANA K JAMES
Notary Public
State of Texas
My Comm. Exp. 02-26-97

Shana K James
NOTARY PUBLIC, STATE OF TEXAS

GRANTEE'S MAILING ADDRESS:
AFTER RECORDING RETURN TO
GRANTEE AT:
Bexar Metropolitan Water District
P. O. Box 3577
San Antonio, Texas 78211-0577

PREPARED IN THE LAW OFFICE OF:
WEST & WEST ATTORNEYS
8000 Vantage, Suite 2000, Building A
San Antonio, Texas 78230

Any provision herein which restricts the sale, rental, 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 the Public Sequence on the 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:

JUN 05 1995



Berry Rickhoff

COUNTY CLERK
BEXAR COUNTY, TEXAS

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

On Jun 02 1995

At 3:10pm

Receipt #: 136719
Recording: 3.00
Doc/Mgmt: 6.00

Doc/Num : 95- 0079727

Deputy -Betty Sepulveda

VOL 64 35 PG 1328