

Z-2019-10700305

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: Sept. 14, 2018

Grantor: Mark A. Gutierrez, Sr. and Irma P. Gutierrez, Trustees of the Gutierrez Living Trust dated January 11, 2008

Grantor's Mailing Address: 6611 Pembroke Road
San Antonio, Texas 78240
Bexar County

Grantee: Mark A. Gutierrez, as his sole and separate property

Grantee's Mailing Address: 50 Orsinger HI
San Antonio, Texas 78230
Bexar County

Consideration: Ten Dollars and other good and valuable consideration.

Property (including any improvements):

See Exhibit "A" attached hereto and made a part hereof for all intents and purposes

Property Address: 6460 Babcock Rd., San Antonio, Bexar County, Texas 78240

Reservations from and Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than liens and conveyances, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the Reservations from and 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, executors, administrators and successors forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, when the claim is by or through Grantor, but not otherwise.

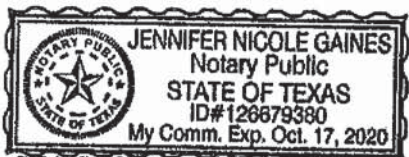
When the context requires, singular nouns and pronouns include the plural.

Mark A. Gutierrez
Mark A. Gutierrez, Trustee/Grantor

Irma P. Gutierrez
Irma P. Gutierrez, Trustee/Grantor

STATE OF TEXAS)
COUNTY OF Bexar)

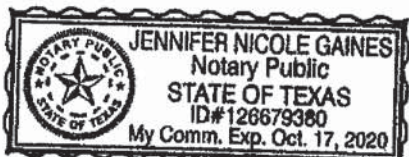
This instrument was acknowledged before me on September 14, 2018, by Mark A. Gutierrez, as Trustee/Grantor.



Jennifer Gaines
Notary Public

STATE OF TEXAS)
COUNTY OF Bexar)

This instrument was acknowledged before me on September 14, 2018, by Irma P. Gutierrez, as Trustee/Grantor.



Jennifer Gaines
Notary Public

PREPARED WITHOUT OPINION
OR REVIEW OF TITLE BY:
The Voeller Law Firm
19311 F.M. 2252
San Antonio, TX 78266

AFTER RECORDING RETURN TO:
The Voeller Law Firm
19311 F.M. 2252
San Antonio, TX 78266

EXHIBIT "A"

BEING A 9.708 acre parcel of land, more or less, out of New City Block 16109 and N.C.B. 16455, City of San Antonio; BEING out of the Anselmo Pru Survey No. 20, Abstract No. 574, County Block 4766, Bexar County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the south right-of-way line of spring time drive (R.O.W. Varies 60 feet to 82 feet), said point being the northeast corner of Lot 57, Block 1, N.C.B. 15951, "Babcock Place Subdivision Unit 1-A", as recorded in volume 6700, page 174, Bexar County Plat Records, for a northwesterly corner of this parcel;

THENCE easterly, along said south right-of-way line of Spring Time Drive, the following courses;

N 89 deg. 28 min. 21 sec. E, a distance of 189.94 feet to a 1/2 inch rebar found for a point of curvature of a curve to the right and

ALONG said curve having a radius of 250.00 feet, a central angle of 02 Deg. 32 Min. 33 sec. and a tangent length of a 5.35 feet, an arc distance of 11.09 feet to a 1/2 inch rebar found for the Northwest Corner of Lot 58, Block 1, N.C.B. 15951, "Babcock Place Subdivision Unit 1-B", Recorded in volume 9400, Page 31, Bexar County Plat Records, For a northeasterly corner of this parcel;

THENCE S 00 deg. 26 min. 34 sec. W. departing said south right-of-way line and along the west line of said lot 58, a distance of 210.49 feet to a 1/2 rebar found for the southwest corner of said lot 58, for a reentrant corner of this parcel;

THENCE N 89 deg. 33 min. 26 sec. E., along the south line of said lot 58 and the extension thereof, passing a 1/2 inch rebar found at the southeast corner of said lot 58 at a distance of 202.56 feet, a total distance of 217.56 feet to a point that is within a power pole, on the west right-of-way line of Babcock Road (R.O.W. Varies 80 feet to 110 feet) for a northeasterly corner of this parcel;

THENCE southerly and westerly, along said west right-of-way line of Babcock road, the following courses;

S 00 deg. 26 min. 34 sec. E. a distance of 204.00 feet to a 1/2 inch rebar found;

N 89 deg. 54 min. 39 sec. W. a distance of 15.00 feet to a 1/2 inch rebar found for the northeast corner of Lot 1, N.C.B. 16455, "Babcock place subdivision unit 13" recorded in Volume 7100, Page 219, Bexar County Plat Records, and

S. 00 deg. 35 min. 19 sec. E., along a portion of the east line of said Lot 1, a distance of 162.36 feet to a 1/2 inch rebar found;

THENCE S. 89 deg. 24 min. 41 sec. W., Departing said west right-of-way line of Babcock road, a distance of 126.00 feet to a 1/2 inch rebar found for a reentrant corner of this parcel;

THENCE S. 00 deg. 35 min. 19 sec. E, a distance of 80.00 feet to a 1/2 inch rebar found for a reentrant corner of this parcel;

THENCE N. 89 deg. 24 min. 41 sec. E., along the said south line of Lot 1 and the extension thereof, passing a 1/2 inch rebar found for the southeast corner of said lot 1 at a distance of 126.00 feet, a total distance of 141.00 feet to a 1/2 inch rebar found on the said west right-of-way line of Babcock road;

THENCE S. 00 deg. 35 min. 19 sec. E., along said west right-of-way line, a distance of 274.39 feet to a F.K. nail found in concrete at a fence corner for the southeast corner of this parcel;

THENCE westerly, departing said west right-of-way line of Babcock road, the following courses:

N. 89 deg. 34 min. 37 sec. W. a distance of 236.47 feet to a 1/2 inch rebar found for an angle point;

S. 89 deg. 27 min. 44 sec. W. a distance of 150.30 feet to a 1/2 inch rebar found for an angle point and

S. 89 deg. 36 min. 16 sec. W. a distance of 161.41 feet to a 1/2 inch rebar found on the east right-of-way line of a 30 foot wide alley in "Babcock Place Townhouse Subdivision Unit One", recorded in Volume 7100, page 243, Bexar County, Plat Records, for the southwest corner of this parcel;

THENCE N. 00 deg. 07 min. 07 sec. W., along said east alley line and extension thereof, passing a 1/2 inch rebar found for the southeast corner of the Murray E. Boone Elementary School property as recorded in Volume 7045, Page 572, Bexar County Deed Records at a distance of 298.68 feet, a total distance of 727.35 feet to a 1/2 inch rebar found at the southwest corner of said Lot 57, Block 1, N.C.B. 15951, for a northwesterly corner of this parcel;

THENCE N. 89 deg. 28 min. 21 sec. E., along the south line of said Lot 57, a distance of 125.00 feet to a 1/2 inch rebar found at the southeast corner of said lot 57, for a reentrant corner of this parcel;

THENCE N. 00 deg. 07 min. 07 sec. W., along the east line of said Lot 57, a distance of 200.00 feet to the point of beginning, and containing 9.708 acres of land, more or less.

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
GERARD C. RICKHOFF, BEXAR COUNTY CLERK**

Document Number: 20180189981
Recorded Date: September 25, 2018
Recorded Time: 1:05 PM
Total Pages: 5
Total Fees: \$38.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

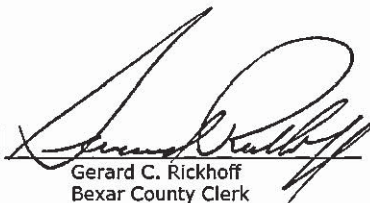
**** Do Not Remove ****

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 eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 9/25/2018 1:05 PM




Gerard C. Rickhoff
Bexar County Clerk

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: January 4, 2019.

Grantor: Mark A. Gutierrez, Sr. and Irma P. Gutierrez

Grantor's Mailing Address: 6611 Pembroke Road
San Antonio, Texas 78240
Bexar County

Grantee: Mark A. Gutierrez, as his sole and separate property

Grantee's Mailing Address: c/o Northside Paint & Body
12227 San Pedro
San Antonio, Texas 78216
Bexar County

Consideration: Ten Dollars and other good and valuable consideration.

Property (including any improvements):

See Exhibit "A" attached hereto and made a part hereof for all intents and purposes


Property Address: 6460 Babcock Rd., San Antonio, Bexar County, Texas 78240

Reservations from and Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than liens and conveyances, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the Reservations from and 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, executors, administrators and successors forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, when the claim is by or through Grantor, but not otherwise.

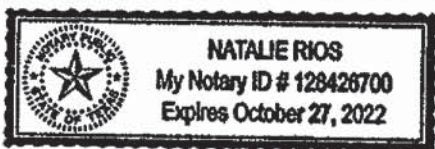
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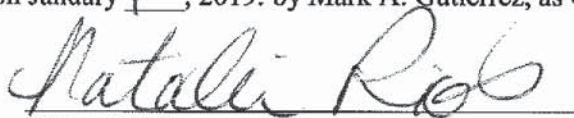

Mark A. Gutierrez, Sr. *Grantee*


Irma P. Gutierrez, *Grantor*

STATE OF TEXAS)
COUNTY OF BEXAR)

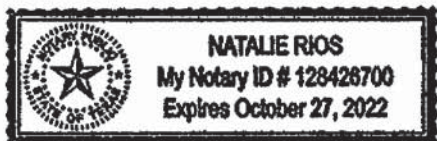
This instrument was acknowledged before me on January 4, 2019, by Mark A. Gutierrez, as Grantee.

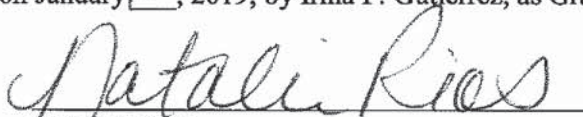



Natalie Rios
Notary Public

STATE OF TEXAS)
COUNTY OF _____)

This instrument was acknowledged before me on January 4, 2019, by Irma P. Gutierrez, as Grantor.




Natalie Rios
Notary Public

PREPARED WITHOUT OPINION
OR REVIEW OF TITLE BY:

The Law Office of Mark L. Medley
901 N. E. Loop 410, Suite 903
San Antonio, Texas 78209

AFTER RECORDING RETURN TO:

c/o Northside Paint & Body
12227 San Pedro
San Antonio, Texas 78216
Bexar County

EXHIBIT "A"

0.231 acre parcel of land out of Lot 1, NCB 16455, Babcock Place Sub-division Unit 13, recorded in Vol. 7100, page 219, Plat Records, Bexar County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin set on the new W. right-of-way line of Babcock Rd. at the SE corner of said Lot 1.

THENCE S. $89^{\circ} 24' 41''$ W. along the S. line of said Lot 1 a distance of 126.0 ft. to an iron pin set for the SW corner of this parcel;

THENCE N. $00^{\circ} 35' 19''$ W. partially along a building wall, a distance of 80.0 ft. to an iron pin set for the NW corner of this parcel.

THENCE N. $89^{\circ} 24' 41''$ E. partially along a building wall, a distance of 126.0 ft. to an iron pin set on the E. line of said Lot 1 on the new W. right-of-way line of Babcock Rd.

THENCE S. $00^{\circ} 35' 19''$ E. along the E. line of said Lot 1 on the new W. right-of-way line of Babcock Rd. a distance of 80.0 ft. to the point of beginning, and containing 0.231 acre of land.