

# WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS §  
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS:

THAT, YOLANDA H. COLEBANK, 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 in hand paid by ALDO VILLARREAL, hereinafter called Grantee (whether one or more), whose mailing address is as hereinafter set forth, the receipt of which is hereby acknowledged, and for the further consideration that the Grantee has executed and delivered one certain promissory note of even date herewith in the original principal sum of **FOURTEEN THOUSAND EIGHT HUNDRED TWO AND 69/100 DOLLARS (\$14,802.69)**, payable to the order of Grantor herein, at such place as is designated by Grantor, bearing interest and payable as in said note provided; said note containing the usual provisions for attorney's fees and acceleration of maturity in case of default and being secured by Vendor's Lien herein and hereby expressly retained in favor of the holder thereof on the property hereinafter described, and as further security for the payment of said indebtedness, the SUPERIOR TITLE and VENDOR'S LIEN of said property are hereby retained by Grantor herein, until the whole of said note has been fully paid; said note being additionally secured by a Deed of Trust of even date herewith to **NORTH O. WEST**, Trustee; has GRANTED, SOLD and CONVEYED and by these presents Grantor does hereby GRANT, SELL and CONVEY unto Grantee herein, the following described real property together with all improvements thereon situated in Bexar County, Texas, described as follows, to-wit:

BEING 1.139 acres (49,599 sq. ft.) of land, more or less, out of a 6.935 acre tract described as East Houston Estates, Unit 2, recorded in Volume 7700, Page 53 of the Deed and Plat Records of Bexar County, Texas, and being a part of N.C.B. 10615 of the City of San Antonio, Bexar County, and being more particularly described in Exhibit "A", attached hereto and made a part hereof.

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 herein, Grantee's heirs, successors and/or assigns forever. And Grantor does hereby bind Grantor, Grantor's heirs, successors and/or assigns, TO WARRANT and FOREVER DEFEND all and singular the said premises unto the Grantee herein, Grantee's heirs, successors and/or assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance and the warranties of title given herein are made subject to any and all restrictions, easements, setback lines, covenants, conditions and reservations, of record affecting the property herein conveyed.

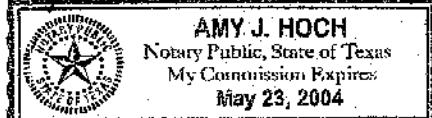
EXECUTED ON May 29, 2002

Yolanda H Colebank  
YOLANDA H. COLEBANK

(ACKNOWLEDGMENT)

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 6 day of July, 2002, by YOLANDA H. COLEBANK



AFTER RECORDING RETURN TO  
GRANTEE'S MAILING ADDRESS:

ALDO VILLARREAL  
2822 KAISER  
SAN ANTONIO, TX 78222

Notary Public, State of Texas

Prepared in the Law Offices of:

Attorneys at Law, P.C.  
2929 Mossrock, Suite 204  
San Antonio, Texas 78230

Book 9463 Page 2475

## EXHIBIT "A"

BEING 1.139 acres (49.599 sq. ft.) of land, more or less, out of a 6.933 acre tract described as East Houston Estates, Unit 2, recorded in Volume 7700, Page 53 of the Deed and Plat Records of Bexar County, Texas, and being a part of N.C.B. 10615 of the City of San Antonio, Bexar County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin set in the west line of the J. C. Rice Subdivision, N.C.B. 12883 (unrecorded) said line also being the west line of the J. L. Ackermann Subdivision as recorded in Volume 980, Page 359 of the Deed and Plat Records of Bexar County, Texas for the southeast corner of this tract and the southeast corner of the above referenced Unit-2, said point also being the northeast corner of a 66.886 acre tract described in Volume 5404, Page 82 of the Real Property Records of Bexar County, Texas;

THENCE, along the common line with said 66.886 acre tract as follows:

N 89°49'33" W, 120.96 feet to an iron pin set;

S 00°10'27" W, 37.38 feet to an iron pin found;

N 89°49'33" W, 49.99 feet to an iron pin found and

N 89°59'11" W, 182.66 feet to an iron pin set in the east line of a Drainage R.O.W. described in Volume 5438, Page 859 of the Real Property Records of Bexar County, Texas for the southwest corner of this tract;

THENCE, N 00°00'58" E, 120.61 feet along the common line with said Drainage R.O.W. to an iron pin set in the existing south R.O.W. line of Waycross Lane for the northwest corner of this tract;

THENCE, S 89°38'13" E, 27.12 feet along said south R.O.W. line to an iron pin found in same for the beginning of a curve to the left;

THENCE, along said south R.O.W. line with a curve having a central angle of 23°59'45", a radius of 394.88 feet, a tangent distance of 91.15 feet, an arc length of 179.16 feet and a chord bearing and distance of N 77°21'55"E, 177.63 feet to an iron pin set in same for the point of a reverse curve;

THENCE, along said south R.O.W. line with a curve having a central angle of 26°03'53", a radius of 313.24 feet, a tangent distance of 72.60 feet, an arc length of 142.68 feet and a chord bearing and distance of N 77°25'01"E, 141.45 feet to an iron pin set in same for the end of this curve;

THENCE, S 89°32'01" E, 14.99 feet along said south R.O.W. line to an iron pin set in same for the northeast corner of this tract;

THENCE, S 00°04'14" E, (Ref. Brg.) 153.17 feet along the common line with said Tract 6 to the POINT OF BEGINNING and containing 1.139 acres (49.599 sq. ft.) of land, more or less.

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 hereon by me and was duly RECORDED  
in the Official Public Record of Real Property of Bexar County, Texas on:

Doc# Z2020367628  
# Pages 2  
07/09/2002 01:40:18 PM  
Filed & Recorded in  
Official Records of  
BEXAR COUNTY  
GERRY RICHHOFF  
COUNTY CLERK  
Fees \$11.00

JUL 09 2002



*Serry Richhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS