

WARRANTY DEED

Date: March 6, 1995

Grantor: WATER SERVICES III, INC.

Grantor's Mailing Address: P. O. Box 791325
San Antonio, Bexar County, Texas 78279

Grantee: BEXAR METROPOLITAN WATER DISTRICT

Grantee's Mailing Address: 2706 West Southcross
San Antonio, Bexar County, Texas 78211

Consideration: Ten and No/100 Dollars (\$10.00) and other valuable consideration

Property: Lots Twenty-six (26) and Twenty-seven (27), Block Nine (9), Kings Point Unit 2, situated in Bexar County, Texas;

Lots Twenty-four (24), Twenty-five (25) and Twenty-six (26), Block Three (3), Kings Point Subdivision Unit 1, situated in Bexar County, Texas, according to plat thereof recorded in Volume 6100, Page 13, Deed and Plat Records of Bexar County, Texas;

Lot Six (6), Block Three (3), Twin Valley Terrace Unit 1, situated in Bexar County, Texas, according to plat thereof recorded in Volume 5502, Page 196, Deed and Plat Records of Bexar County, Texas.

Reservations and Exceptions to Conveyance and Warranty: This property is conveyed subject to the restrictive easements and covenants of record affecting the subject property.

THIS CONVEYANCE IS MADE WITHOUT ANY WARRANTIES OF ANY KIND RELATING TO THE LAND, THE IMPROVEMENTS ON THE LAND OR THE CONSTRUCTION THEREOF, EITHER EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND OF HABITABILITY EXCEPT FOR THE WARRANTIES OF TITLE SET FORTH HEREIN. GRANTEE ACCEPTS THIS DEED WITHOUT ANY SUCH WARRANTIES AND ACKNOWLEDGES THAT BUT FOR HIS ACCEPTANCE OF THE PROPERTY "AS IS" GRANTOR WOULD NOT HAVE EXECUTED AND DELIVERED THIS DEED.

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Grantor, for the consideration 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors and administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations to conveyance and warranty.

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

WATER SERVICES III, INC.

By: *R. B. May*
RONALD B. MAY, President

Accepted as to the terms contained herein:

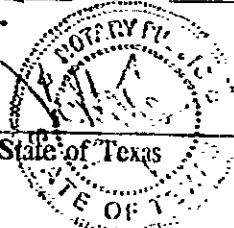
BEXAR METROPOLITAN WATER DISTRICT

By: *Thomas C. Moreno*
THOMAS C. MORENO

STATE OF TEXAS }
 }
COUNTY OF BEXAR }

This instrument was acknowledged before me on this the 10 day of March, 1995, by **RONALD B. MAY** on behalf of **WATER SERVICES III, INC.**

Sharon
Notary Public, State of Texas



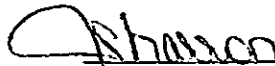
SHARON
My Commission Expires 9/10

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STATE OF TEXAS }

COUNTY OF BEXAR }

This instrument was acknowledged before me on this the 10 day of March, 1995, by THOMAS C. MORENO on behalf of BEXAR METROPOLITAN WATER DISTRICT


Notary Public, State of Texas

SHARON VETERS
My Commission Expires 9/25/96 Alb

AFTER RECORDING RETURN TO:
Bexar Metropolitan Water District
2706 West Southcross
San Antonio, Texas 78211

PREPARED IN THE OFFICE OF:
Michael B. Thurman
Thurman, Phillips & Schaub, P.C.
8000 IH 10 West, Suite 1000
San Antonio, Texas 78230

Notary Public, State of Texas

YOL 6374 881554

Forfeited on failure to pay cash and costs
of \$100.00 by the 10th day of March 1995
State of Texas
County of Bexar
Filed for Record in the County Clerk's Office
MAR 23 1995



[Signature]
COUNTY CLERK
BEXAR COUNTY, TEXAS

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

On Mar 23 1995

At 3:43pm

Receipt #: 118778
According: 7.00
Fee/Grant: 6.00

Doc/Num : 95- 0043501

Deputy - Jane Hernandez

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