

WARRANTY DEED

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS:

98- 0138659

THAT, RANDY BENDELE and PAUL SCHEEL, doing business as COUNTRY OAKS MOBILE HOME PARK, joined herein pro forma by their respective wives, MELISSA BENDELE and LINDA SCHEEL (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:

Being 0.150 acres of land out of a 15.56 and 15.55 acre tract of land and including the existing water well and pumping facilities for Country Oaks Mobile Home Park, more particularly described on 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, 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 the conditions, easements and leases described on Exhibit "B" attached hereto and made a part hereof.

EXECUTED ON

August 4, 1998

Randy Bendele
RANDY BENDELE
Paul Scheel
PAUL SCHEEL
DOING BUSINESS AS COUNTRY OAKS
MOBILE HOME PARK
Melissa Bendele
MELISSA BENDELE
Linda Scheel
LINDA SCHEEL

(ACKNOWLEDGEMENT)

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 4 day of August, 1998, by RANDY BENDELE AND PAUL SCHEEL, DOING BUSINESS AS COUNTRY OAKS MOBILE HOME PARK.

Sharon Vetter
NOTARY PUBLIC, STATE OF TEXAS

SHARON VETTERS
My Commission Expires 9/26/01

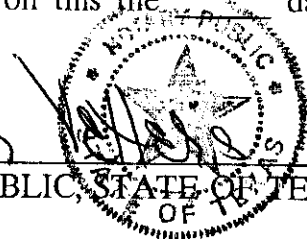
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(ACKNOWLEDGEMENT)

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 4 day of August, 1998, by MELISSA BENDELE.

Sharon Vetter



NOTARY PUBLIC, STATE OF TEXAS

SHARON VETTERS

My Commission Expires 9/26/2000

(ACKNOWLEDGEMENT)

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 4 day of August, 1998, by LINDA SCHEEL

Sharon Vetter



NOTARY PUBLIC, STATE OF TEXAS

SHARON VETTERS

My Commission Expires 9/26/2000

GRANTEE'S MAILING ADDRESS:
AFTER RECORDING RETURN TO
GRANTEE AT:
Bexar Metropolitan Water

PREPARED IN THE LAW OFFICE OF:
WEST & WEST ATTORNEYS

% **WEST & WEST, ATTORNEYS, P.C.**
2929 MOSSROCK, SUITE 204
SAN ANTONIO, TEXAS 78230

San Antonio, Texas 78230

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EXHIBIT 'A'

Being a 0.150 acre tract of land situated within the Mary Savage Survey Number 370, Abstract 694, County Block 4406, Bexar County, Texas. Said 0.150 acres of land being located within Country Oaks Mobile Home Park. Said Country Oaks Mobile Home Park being located within a 15.56 acre tract of land described in Assumption Warranty Deed dated June 27, 1988, Grantor: Clinton Scheel, Grantee: Paul Scheel, and recorded in Volume 4503, page 2044, and a 15.55 acre tract of land described in Warranty Deed dated September 22, 1995, Grantor: Lisa Saegert, Grantee: Randy Bendele, and recorded in Volume 6557, page 1351. Both documents being located in the Real Property Records of Bexar County, Texas. Said 0.150 acres of land includes the existing water well and pumping facilities. The bearings recited herein are based on 15.56 acres of land as described in Volume 4503, Page 2044. Said 0.150 acre tract of land, called Tract A, being more particularly described as follows:

Tract A (0.150 Acres)

Being 0.150 acres of land out of 15.56 and 15.55 acre tracts of land and including the existing water well and pumping facilities for Country Oaks Mobile Home Park;

Beginning at a chain link fence corner, being the southeast corner of this herein described 0.150 acre tract of land, on the east line of the hereinabove 15.55 acre tract of land, from which the southeast corner of the 15.55 acre tract of land bears South 27 deg. 55' 00" West, 395.52 feet;

Thence leaving the east line of the 15.55 acre tract of land, generally with a chain link fence, North 58 deg. 06' 43" West, at approximately 66 feet crossing a chain link fence corner and leaving the chain link fence, a total distance of 104.12 feet to a set iron pin being the southwest corner of this herein described 0.150 acre tract of land;

THENCE North 30 deg. 09' 08" East, at approximately 10 feet crossing the common boundary of the hereinabove 15.55 and 15.56 acre tracts of land, a total distance of 64.56 feet to a set iron pin being the northwest corner of this herein described 0.150 acre tract of land;

THENCE South 56 deg. 43' 47" East, at approximately 35 feet a chain link fence corner, and generally with a chain link fence, a total distance of 101.80 feet to a chain link fence corner being the northeast corner of this herein described 0.150 acre tract of land and being on the east line of the hereinabove 15.56 acre tract of land;

THENCE with the east line of the 15.56 acre tract of land, generally with a chain link fence, South 27 deg. 55' 00" West, at approximately 55 feet crossing the common boundary of the 15.56 and 15.55 acre tracts of land, a total distance of 62.22 feet to the Place of Beginning, and containing 0.150 acres of land, more or less, in Bexar County, Texas.

EXHIBIT "B"

1. Undefined Southwestern Bell Easement dated 9/5/84, executed by Clinton Scheel, et al, to Southwestern Bell Telephone Company, recorded 9/21/84 in Volume 3217, Page 723, Real Property Records of Bexar County, Texas (for a 10' telephone easement).
3. Electric Line Right of Way Agreement dated 9/11/1984, executed by Clinton Scheel, et al., to the City of San Antonio, recorded on 4/24/85, in Volume 3382, Page 1472, Real Property Records of Bexar County, Texas.
4. Declaration for Electrical Service dated 3/25/88, executed by Clinton Scheel to the Public, recorded in Volume 4264, Page 1732, Real Property Records of Bexar County, Texas.
5. Declaration for Electrical Service dated 6/25/85, executed by Randall Bendele to The Public, recorded 6/26/85, in Volume 3436, Page 704, Real Property Records of Bexar County, Texas.

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, 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 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:

AUG 11 1998



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

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

On Aug 06 1998

At 1:57pm

Receipt #: 151128
Recording: 9.00
Doc/Mgmt: 6.00

Doc/Num : 98- 0138659

Deputy -Deborah Greiner

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