

# SPECIAL WARRANTY DEED

99- 0157306

STATE OF TEXAS       §  
                              §  
COUNTY OF BEXAR     §

KNOW ALL MEN BY THESE PRESENTS:

THAT, 2337, LTD., acting herein by and through its authorized Partner(s) (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:

Lot 116, Block 2, HICKORY HOLLOW SUBDIVISION, UNIT 1, in Bexar County, Texas, according to plat thereof recorded in Volume 9537, Page 170, Deed and Plat 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, by, through or under Grantor, but not otherwise.

This conveyance is made subject to any and all restrictions, easements, setback lines, covenants, conditions and reservations of record affecting the property herein conveyed; to the extent that said matters would be otherwise enforceable against Grantee, considering Grantee's status as a municipal corporation, agency and political subdivision of the State of Texas.

EXECUTED       as of July 19, 1999

2337, LTD.

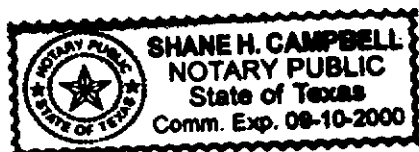
BY: TIERRA MANAGEMENT, INC.,  
GENERAL PARTNER

BY: *Rex D. Bohls*  
REX D. BOHLS, PRESIDENT

(ACKNOWLEDGEMENT)

STATE OF TEXAS       §  
COUNTY OF BEXAR     §

This instrument was ACKNOWLEDGED before me, on this the 15<sup>th</sup> day of August, 1999, by REX D. BOHLS, PRESIDENT OF TIERRA MANAGEMENT, INC., GENERAL PARTNER OF 2337, LTD., , on behalf of said entity.



*Shane H. Campbell*  
NOTARY PUBLIC, STATE OF TEXAS

GRANTEE'S MAILING ADDRESS:  
AFTER RECORDING RETURN TO  
GRANTEE AT:

BexarMet Water District  
2047 West Malone

San Antonio, TX 78230

PREPARED IN THE LAW OFFICE OF:  
WEST & WEST ATTORNEYS  
2929 MOSSROCK, SUITE 204  
San Antonio, Texas 78230

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WL8096 PB0860

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 this 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 19 1999



*Gerry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

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

On Aug 17 1999

At 3:30pm

Receipt #: 255468  
Recording: 3.00  
Doc/Mgt: 6.00

Doc/Num : 99- 0157306

Deputy -Betty Sepulveda

**RECORDER'S MEMORANDUM**

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

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