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

GENERAL WARRANTY DEED

STATE OF TEXAS \$

COUNTY OF BEXAR \$

3855 IH 35 NORTH, LLC, a Nevada limited liability company, hereinafter referred to as "Grantor," whether one or more, of the County of Bexar, State of Texas, for and in consideration of TEN DOLLARS AND NO CENTS (\$10.00) and other good and valuable consideration paid to Grantor by Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, AND CONVEY to 3855 SAN ANTONIO HOLDINGS, LLC, a Nevada limited liability company, hereinafter referred to as "Grantee," whether one or more, whose address is 3790 Paradise Rd. Ste. 250, Las Vegas, Nevada, all of the following described real estate situated in Bexar County, Texas, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT 1

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the above named Grantee and Grantee's heirs, successors and assigns forever. Grantor does bind Grantor and Grantor's heirs, successors and assigns to WARRANT AND DEFEND, all and singular, the said Property unto the said Grantee and Grantee's heirs, successors and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

Initials (S)_____(B)

| Dated this day of August, 2017. | 2 % 0 7 M 2 9 K |
|---|--|
| 3855 IH 35 NORTH, LLC, a Nevada limited liability company | |
| By Larry M. Hall, Manager | |
| By Gabriel, Manager | |
| STATE OF | Ş |
| COUNTY OF | § |
| | See attached |
| Manager of 3855 IH 35 North, LLC, a Nevato me through whose name is subscribed to the foregoing i | is day personally appeared Larry M. Hall the ada limited liability company, known to me or proved to be the person instrument and acknowledged to me that he executed a therein expressed, on behalf of said limited liability |
| Given under my hand and seal of office, this | is, 2017. |
| | |
| (See) | [OFFICER TITLE] |
| (Seal) | |

My commission expires on ______.

f.h.H.
Initials: (S) (S)

| STATE OF | § |
|---|--|
| COUNTY OF | § |
| \mathcal{Q}_{ϵ} | ee attached |
| Before me,, on this do of 3855 IH 35 North, LLC, a Nevada limited lia through | ay personally appeared Gabriel Hall the Manager ability company, known to me or proved to me to be the person whose name eknowledged to me that he executed the same for |
| Given under my hand and seal of office, this | day of, 2017. |
| | |
| | |
| | [OFFICER TITLE] |
| | |
| 47. 10. | |
| (Seal) | |
| My commission expires on | |
| | |
| AFTER RECORDING RETURN TO: | |
| 3855 San Antonio Holdings LLC | |
| 3790 Paradise Road, Suite 250 | |
| Las Vegas, NV 89169 | |

Linitials: (A)(S)/____(B)

ACKNOWLEDGMENT

A notary public or other officer completing this

| certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. |
|---|
| State of California County of Son Diego |
| On Major 10, 2017 before me, Robbi Pear 500 (insert name and title of the officer) |
| personally appeared // // // // // // // // // // who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their-authorized capacity(ise), and that by his/her/their-signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. |
| I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. |
| WITNESS my hand and official seal. BOBBI PEARSON COMM. # 2065525 NOTARY PURIC - CALIFORNIA D SAN DISCO-CALIFORNIA D SAN DISCO-CALIFORNIA D |
| Signature (Seal) |

ACKNOWLEDGMENT

22017205

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Signature

(Seal)

Exhibit 1 to General Warranty Deed

Legal Description

Real property in the City of San Antonio, County of Bexar, State of Texas, described as follows:

6.651 ACRES OF LAND BEING THE NORTHEAST PART OF A 20.0 ACRE TRACT KNOWN AS TRACT NO. 3, AND SHOWN ON PLAT RECORDED IN VOLUME 642, PAGE 260, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF NEW CITY BLOCK 10571, SAN ANTONIO BEXAR COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD IN THE NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 FOR THE EASTERNMOST CORNER OF PAN AM, UNIT-1, RECORDED IN VOLUME 9512, PAGE 89 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE SOUTHERNMOST CORNER OF THIS 6.65 ACRE TRACT:

THENCE DEPARTING IH-35, FOLLOWING THE NORTHEAST LINE OF PAN AM, UNIT-A, N 38° 09' 29" W, A DISTANCE OF 429.90 FEET TO A FOUND IRON ROD IN THE SOUTHEAST LINE OF OLD SEGUIN ROAD FOR THE NORTHERNMOST CORNER OF PAN AM, UNIT-1, THE WESTERNMOST CORNER OF THIS TRACT:

THENCE FOLLOWING THE SOUTHEAST LINE OF OLD SEGUIN ROAD, THE FOLLOWING: N 54° 35' 31" E, ADISTANCE OF 164.03 FEET TO A FOUND IRON ROD; N 62° 05' 31" E, A DISTANCE OF 227.17 FEET TO A FOUND NAIL AND CAP; N 62° 47' 31" E, A DISTANCE OF 240.45 FEET TO A FOUND IRON ROD FOR THE WESTERNMOST CORNER OF A PRIVATE UTILITY EASEMENT RECORDED IN VOLUME 3012 PAGE 1219 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, THE NORTHERNMOST CORNER OF THIS TRACT;

THENCE DEPARTING OLD SEGUIN ROAD, FOLLOWING THE SOUTHWEST LINE OF SAID EASEMENT AND STRATFORD HOUSE INNS, SUBDIVISION NO. 1, RECORDED IN VOLUME 9504, PAGE 181 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, S 37° 34' 29" E, A DISTANCE OF 481.44 FEET TO A FOUND IRON ROD IN THE NORTHWEST LINE OF IH-35 FOR THE SOUTHERNMOST CORNER OF STRATFORD HOUSE INNS, SUBDIVISION NO. 1, THE EASTERNMOST CORNER OF THIS TRACT; THE FOLLOWING THE NORTHWEST LINE OF IH-35, THE FOLLOWING: S 63° 24' 00" W, A DISTANCE OF 133.48 FEET TO A FOUND IRON ROD; S 65° 23' 31" W, A DISTANCE OF 502.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.65 ACRES (289,719 SQUARE FEET) OF LAND, MORE OR LESS, IN BEXAR COUNTY, TEXAS.

Initials (B) (B

Doc# 20170168725 # Pages 7 08/24/2017 3:16PM e-Filed & e-Recorded in the Official Public Records of BEXAR COUNTY GERARD C. RICKHOFF COUNTY CLERK Fees \$46.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
08/24/2017 3:16PM
COUNTY CLERK, BEXAR COUNTY TEXAS

