

Alamo Title GF# 4000061800094 MF; \$ _____

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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**Date:** January 31, 2018**Grantor:** GEORGE ADOLPH GREEN, a married person owning, occupying and claiming other property as homestead**Grantor's Mailing Address:** 4942 Alma Dr., San Antonio, TX 78222**Grantee:** RAUL SCOTT**Grantee's Mailing Address, and after Recording, Return to:** 5006 Alma Drive, San Antonio, TX 78222**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

A tract of land containing 1.168 acres of land out of an original 31.363 acre tract of land described in deed from P.C. Rauschuber to P. E. Green, et ux, dated April 4, 1951, recorded in Volume 2999, Page 10, Deed Records of Bexar County, Texas, out of the n. Montoya Survey No. 21, Abstract No. 469, New City Block 10849 (formerly County Block 5132), San Antonio, Bexar County, Texas, said tract being more particularly described in Exhibit "A", attached hereto and made a part hereof.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2018, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds

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Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that such Contract provides for limitations or other agreed matters that will survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

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

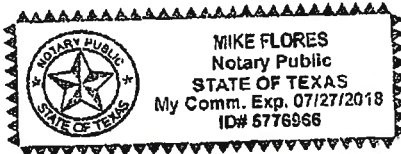



GEORGE ADOLPH GREEN

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on January 31, 2018, by GEORGE ADOLPH GREEN.





Notary Public, State of Texas

EXHIBIT "A"

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METES & BOUNDS DESCRIPTION

A 1.16 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAME BEING THE CALLED 1.168 ACRE TRACT OF LAND, OUT OF THE N. MONTROYA SURVEY NUMBER 21, ABSTRACT NUMBER 469, NEW CITY BLOCK 10849 (FORMERLY COUNTY BLOCK 5132), AS DESCRIBED IN A DEED TO GEORGE ADOLPH GREEN, IN VOLUME 6397, PAGE 853, DEED RECORDS, BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found 1/2" iron rod at the point of intersection of the South right-of-way of Alma Drive (a 60' right-of-way), and the West right-of-way of I-410 Access Road (A.K.A. South East Loop 410 - a public right-of-way), same being the northeast corner of said Green Tract, for the northeast corner and PLACE OF BEGINNING hereof;

THENCE, S 15°11'33" W (S 15°58'47" W), along said West right-of-way line of I-410 Access Road (A.K.A. South East Loop 410), same being along the East line of said Green Tract, a distance of 242.69 (242.89) feet to a found P.K. nail in a brick wall, at the northeast corner of Lot 31, Martinez Unit 1, N.C.B. 10849, as recorded in Volume 9636, Page 47, Deed and Plat Records, Bexar County, Texas, same being the southeast corner of said Green Tract, for the southeast corner hereof;

THENCE, S 89°54'25" W (N 89°42'30" W) along the North line of said Lot 31, same being along the South line of said Green Tract, for a distance of 183.40 (184.79) feet, to a found 1/2" iron rod, at the southeast corner of Lot 19, P.E. Green Subdivision, N.C.B. 10849, as recorded in Volume 4305, Page 182, Deed and Plat Records, Bexar County, Texas, same being the southwest corner of said Green Tract, for the southwest corner hereof;

THENCE, N 00°19'28" W (N 00°17'30" E), along the East line of said Lot 19, same being along the West line of said Green Tract, for a distance of 233.48 (233.48) feet, to a point of reference, on the South right-of-way of said Alma Drive, same being the northeast corner of said Lot 19, and being the northwest corner of said Green Tract, for the northwest corner hereof; from which point a found 1/2" iron rod, bears N 00°19'28" W, at a distance of 0.43 feet;

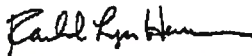
THENCE, N 89°45'50" E (S 89°42'30" E), along said South right-of-way, same being along the North line of said Green Tract, for a distance of 248.33 (250.54) feet to the POINT OF BEGINNING, containing within these metes and bounds a 1.16 acre tract, more or less.

STATE OF TEXAS §

January 29, 2018

COUNTY OF BASTROP §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Rachel Lynn Hansen,
Registered Professional Land Surveyor
Registration No. 6358




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Pages 4
01/31/2018 2:40PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$34.00

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.
01/31/2018 2:40PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff