

GF: 2296370-1841

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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: January 31, 2018

Grantor: L&F, L.L.C., a Texas limited liability company

Grantor's Mailing Address:

6735 IH-10 West, Suite 103
San Antonio, Texas 78201
Bexar County

Grantee: NEWLEAF HOMES, LLC, a Texas limited liability company

Grantee's Mailing Address:

6735 IH-10 West, Suite 103
San Antonio, Texas 78201
Bexar County

Consideration: Cash and a note of even date executed by Grantee and payable to the order of INTERNATIONAL BANK OF COMMERCE in the principal amount of ONE HUNDRED SIXTY EIGHT THOUSAND FOUR HUNDRED AND 00/100THS DOLLARS (\$168,400.00) which represents part payment of the purchase price of the property. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of even date executed by Grantee and payable to the order of INTERNATIONAL BANK OF COMMERCE and by a first-lien deed of trust of even date from Grantee to MICHAEL K. SOJIN, Trustee.

Property (including any improvements):

Lot 32, Block 1, BRICEWOOD SUBDIVISION UNIT 1, Bexar County, Texas, according to map or plat thereof recorded in Volume 9684, Pages 157-159, and replated in Volume 9714, Pages 64-66, Deed and Plat Records, of Bexar County, Texas.

Reservations from and 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 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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS", TRANSACTION, WITH ALL FAULTS AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

INTERNATIONAL BANK OF COMMERCE, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of INTERNATIONAL BANK OF COMMERCE and are transferred to INTERNATIONAL BANK OF COMMERCE without recourse against Grantor.

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

GRANTOR:

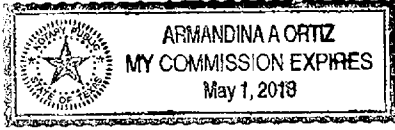
L&F, L.L.C., a Texas limited liability company

By: 
FRED GHAUIDEL

Its: _____

STATE OF TEXAS)
COUNTY OF BEXAR)

This instrument was acknowledged before me on January 31, 2018, by FRED GHAVIDEL as Owner of NEWLEAF HOMES, LLC, a Texas limited liability company on behalf of said limited liability company.



Armandina A. Ortiz
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
NEWLEAF HOMES, LLC, a Texas limited liability company
6735 IH-10 West, Suite 103
San Antonio, Texas 78201
GF: 2296370-1841

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Pages 4
02/05/2018 3:51PM
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.
02/05/2018 3:51PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff