

**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.**

**Warranty Deed with Vendor's Lien**

**Date:** July 10, 2024

**Grantor:** Will Rose, a married person, as his sole and separate property constituting no part of his homestead and under his sole management, control and disposition

**Grantor's Mailing Address:**

P.O. Box 430  
La Vernia, Texas 78121

**Grantee:** Fer & Fer Properties Company, a Texas for-profit corporation

**Grantee's Mailing Address:**

11415 Blue Wing Rd.  
San Antonio, Texas 78223

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Robert E. Harvey, IV, trustee.

**Property (including any improvements):**

Being 4.48 acres of land, more or less, out of the Juan Delgado Survey, Abstract No. 8 and the Francisco Herrera Survey, Abstract No. 15, Wilson County, Texas, and also being the residual of that certain 7.54 acre tract described in Volume 658, Page 246 of the Deed Records of Wilson County, Texas, said 4.48 acre tract being more particularly described by metes and bounds on Exhibit "A" and depicted on a plat on Exhibit "B" attached hereto and made a part hereof for all purposes.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

1. Channel Easement dated February 28, 1955, from Arthur C. Payton and wife, Minnie A. Payton to the State of Texas, recorded in Volume 301, Page 449, Deed Records of Wilson County, Texas.
2. Mineral/Royalty Reservation set forth in a deed dated November 22, 1947, from A.B. Sanders and wife, Alba Sanders to W.F. Warren, recorded in Volume 317, Page 263, Deed Records of Wilson County, Texas.
3. Mineral/Royalty Reservation set forth in a deed dated August 8, 1960, from Arthur C. Payton (also known as A.C. Payton) and wife, Minnie Payton to A.B. Anderson, recorded in Volume 344, Page 396, Deed Records of Wilson County, Texas.
4. Right of Way Easement dated September 29, 1964, from W.E. Keeland to Guadalupe Valley Electric Cooperative, Inc., recorded in Volume 384, Page 582, Deed Records of Wilson County, Texas.
5. Utility Easement 7.5 wide as set forth in a deed dated July 10, 1979, from William E. Keeland to Glenn A. Kosub and wife, Kathryn G. Kosub, recorded in Volume 525, Page 727, Deed Records of Wilson County, Texas.
6. Overhead electric line across the Property as depicted on a Survey Plat dated June 30, 2023, prepared by Intrepid Surveying & Engineering, Sherman L. Posey, R.P.L.S. No. 6433, Job No. 23-0581.

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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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.

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

  
Will Rose

**ACKNOWLEDGMENT**

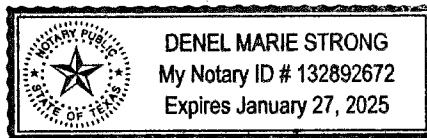
STATE OF TEXAS )

COUNTY OF WILSON )

This instrument was acknowledged before me on July 10, 2024,  
by Will Rose.

Denel Marie Strong  
Notary Public, State of Texas  
My commission expires: 1/27/2025

PREPARED IN THE OFFICE OF:  
Robert Harvey & Associates, PC  
503 Bluebonnet Rd.  
La Vernia, Texas 78121





**LEGAL DESCRIPTION:** Being 4.48 acres of land out of the Juan Delgado Survey, Abstract No. 8 and the Francisco Herrera Survey, Abstract No. 15, Wilson County, Texas and also being the residual of that certain 7.54 acre tract described in Volume 658, Page 246 of the Deed Records of Wilson County, Texas; Said 4.48 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in June, 2023:

**BEGINNING** at a 1/2 inch iron rod found in the north line of U.S. Highway No. 87 for the southeast corner of Hillcrest Subdivision, Section 1, Wilson County, Texas according to the map or plat recorded thereof in Volume 1, Page 107 of the Plat Records of Wilson County, Texas and the southwest corner hereof;

**THENCE** along the common lines of Hillcrest Subdivision, Section 1, the following 3 courses:

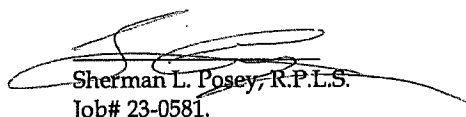
1. North 07°36'59" West a distance of 448.01 feet to a 1/2 inch iron rod found for a corner hereof;
2. North 24°17'26" East a distance of 27.81 feet to a 1/2 inch iron rod found for the northwest corner hereof;
3. North 59°44'46" East a distance of 399.54 feet to a 1/2 inch iron rod found for the east corner of Hillcrest Subdivision, Section 1, the south corner of Hillcrest Subdivision, Section 2, Wilson County, Texas according to the map or plat recorded thereof in Volume 2, Page 25 of said Plat Records, the west corner of that certain 14.11 acre tract described in Volume 530, Page 271 of said Deed Records, the north corner of that certain 3.07 acre tract described in Volume 957, Page 555 of the Official Public Records of Wilson County, Texas and the northeast corner hereof;

**THENCE** South 00°57'25" East a distance of 686.74 feet along the west line of said 3.07 acre tract to a 1/2 inch iron rod found in the north line of U.S. Highway No. 87 for the southwest corner of said 3.07 acre tract and the southeast corner hereof;

**THENCE** North 87°02'44" West a distance of 309.06 feet along the north line of U.S. Highway No. 87 to the **POINT OF BEGINNING** containing 4.48 acres more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are NAD 83, South Central Zone and are derived from GPS techniques. Iron Rods set are a 1/2 inch rod with plastic caps marked "INTREPID".

Surveyed by;

  
Sherman L. Posey, R.P.L.S.  
Job# 23-0581.

June 30, 2023

P.O. Box 1209 ♦ 109 Dilworth Plaza  
Poth, TX 78147  
O. (830) 393-8833  
F. (830) 393-3388

Exhibit "A"

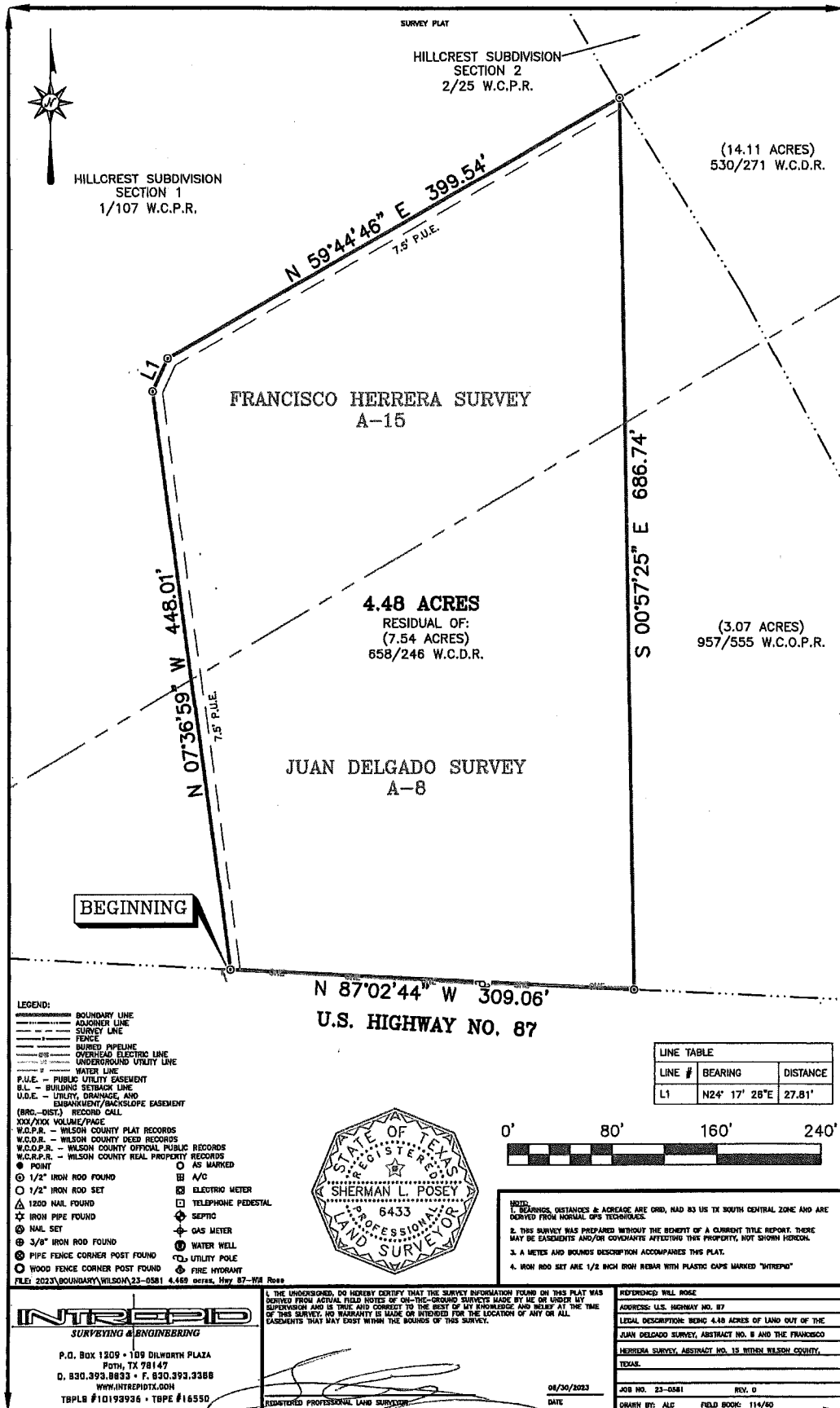


Exhibit "B"

**Wilson County  
Genevieve  
Martinez  
Wilson County Clerk**

---

**Instrument Number:** 144092

eRecording - Real Property

WARRANTY DEED V/LIEN

Recorded On: July 11, 2024 09:12 AM

Number of Pages: 6

---

**" Examined and Charged as Follows: "**

Total Recording: \$41.00

---

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 144092  
Receipt Number: 20240711000003  
Recorded Date/Time: July 11, 2024 09:12 AM  
User: Liliana L  
Station: cclerk01

**Record and Return To:**

EPN



**STATE OF TEXAS  
COUNTY OF WILSON**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Wilson County, Texas.**

*Genevieve Martinez*

Genevieve Martinez  
Wilson County Clerk  
Floresville, TX