

1760046

WARRANTY DEED

STATE OF TEXAS §
COUNTY OF BEXAR § KNOW ALL MEN BY THESE PRESENTS:
§

THAT JACK E. JOHNSON and JILL E. JOHNSON, hereinafter called Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash and other good and valuable considerations in hand paid by Grantee, hereinafter named, receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by Grantee of that certain Installment Purchase and Finance Contract, dated as of December 22, 1988 (the "Finance Contract"), by and between Grantee and the Public Property Finance Corporation of Texas and the monies advanced to Grantee, with respect to tracts of property referred to as Project 2B shown on Exhibit A to the Finance Contract, which tract is hereinafter described, and secured by a vendor's lien and superior title retained herein against the property conveyed, which tracts are additionally secured by Deed of Trust of even date herewith to Byron E. Cox, Trustee; and for and in consideration of the sums advanced, Grantor hereby transfers and assigns unto the Public Property Finance Corporation, the lien and Deed of Trust securing such indebtedness;

has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto BEXAR COUNTY MENTAL HEALTH MENTAL RETARDATION CENTER, a unit of local government created pursuant to Texas Revised Civil Statutes Annotated, art. 5547-203, hereinafter called Grantee, of Bexar County, Texas, all that certain lot, tract or parcel of land, together with all improvements thereon, lying and being situated in the County of Bexar, State of Texas, and being more particularly described as follows:

Project 2B

BEING 2.020 Acres (88,011 Square Feet) of Land situated within the corporate limits of the City of San Antonio, being out of the Eastern part of a resubdivision of Lot 33, N.C.B. 6300, the East 25 feet of Lot 12 and the West 25 feet of Lot 11, the East 1/2 of Lot 21 and the West 1/2 of Lot 22, New City Block 6300, Post View Addition, and being out of the Quitclaimed right-of-way of Nika Street (formerly Hamilton Street), said Lot 33 being shown on a

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resubdivision plat recorded in Volume 5300, Page 210 of the Deed and Plat Records, the East 25 feet of Lot 12 and the West 25 feet of Lot 11 having been conveyed to Playland Park Property Corporation by warranty deed recorded in Volume 6041, Page 193 of the Deed Records, the West 1/2 of Lot 22 and the East 1/2 of Lot 21 having been conveyed to Playland Park Property Corporation by warranty deed recorded in Volume 6041, Page 575 of the Deed Records, a portion of Nika Street having been conveyed to Playland Park Property Corporation by Quitclaim Deeds recorded in Volume 6101, Page 265 and Volume 6271, Page 881 of the Deed Records, Bexar County, Texas, said Post View Addition being a subdivision recorded in Volume 368, Page 203 of the Deed and Plat Records, Bexar County, Texas, said 2.020 acres of land fronting on the North right-of-way line of Josephine Street and being more particularly described as follows:

BEGINNING at a 1/2-inch iron pin with plastic cap set on the North line of Nika Street, being 0.35 feet South of a line of chain link fence and being on the South line of the Fort Sam Houston Military Reservation, said iron pin bears North 89° 54' 00" West 534.34 feet from a 12-inch by 12-inch square cut concrete monument with a 3-inch circular brass tablet, marked B-2 United States Army Engineer, found at the intersection of the South line of Fort Sam Houston Military Reservation with the West line of North Pine Street;

THENCE South 00° 03' 04" West with chain link fence set in concrete wall, across the East line of said Quitclaimed Nika Street, passing the Northeast corner of said West 25 feet of Lot 11, passing the Northeast corner of said West 1/2 of Lot 22, and continuing for a total distance of 261.00 feet to a 1/2-inch iron pin with plastic cap set on the North right-of-way line of Josephine Street for corner, said iron pin being the Southeast corner of said West 1/2 of Lot 22;

THENCE North 89° 47' 16" West with chain link fence set in concrete wall and the North line of Josephine Street, passing the Southwest corner of said East 1/2 of Lot 21 and continuing with the South line of said Lot 33 for a total distance of 338.00 feet to a 1/2-inch iron pin with plastic cap set at the face of a concrete wall with chain link fence and the Southwest corner of the tract herein described, said iron pin bears South 89° 47' 16" East 299.56 feet from an "X" made on concrete at an angle point in the North line of Josephine Street and the South line of said Lot 33;

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THENCE North 00° 12' 44" East, across said Lot 33, a distance of 260.34 feet to a 1/2-inch iron pin with plastic cap set for corner at 0.30 feet South of a chain link fence line, said iron pin being on the South line of the Fort Sam Houston Military Reservations, and bears South 89° 54' 00" East 241.19 feet from an "X" made on concrete at a corner fence post and the Southwest corner of said Military Reservation;

THENCE South 89° 54' 00" East, with chain link fence, the South line of said Fort Sam Houston Military Reservation and the North line of said Lot 33, passing the Northwest corner of said Quitclaimed Nika Street and continuing for a total distance of 337.27 feet to the POINT-OF-BEGINNING,


This conveyance is made and accepted subject to any and all valid covenants, conditions, restrictions, easements and outstanding mineral and/or royalty interest in the oil, gas, and other minerals and leases thereon, now outstanding or affecting the premises herein conveyed, now of record in the County Clerk's office of Bexar County, Texas, but only to the extent they are still in force and effect.

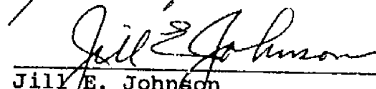
TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever. And Grantors hereby bind themselves, their heirs, administrators and assigns to warrant and forever defend all and singular the said premises unto the said Grantee, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

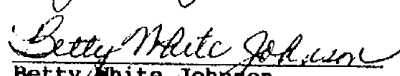
The vendor's lien against and superior title to the property are retained until the indebtedness evidenced by the Finance Contract referred to above is fully paid according to its terms, at which time this deed shall become absolute.

Taxes for the current year have been prorated and are assumed by Grantee.

Executed this 26th day of May, 1989.


Jack E. Johnson


Jilly E. Johnson

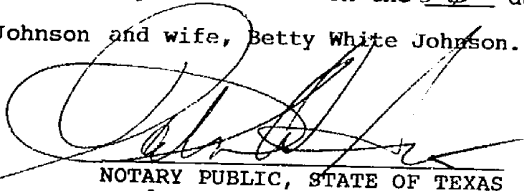

Betty White Johnson

STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on the 26th day
of May, 1989, by Jack E. Johnson and wife, Betty White Johnson.



My commission expires: 5-31-93

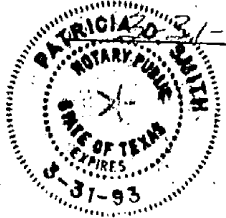


NOTARY PUBLIC, STATE OF TEXAS


Patricia D. Smith
Printed name of notary

STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on the 26th day
of May, 1989, by Jill E. Johnson.



My commission expires: 5-31-93



NOTARY PUBLIC, STATE OF TEXAS

Patricia D. Smith
Printed name of notary

AFTER RECORDING RETURN TO:

Bexar County MHMR
434 So. Main, Suite 400
San Antonio, Texas 78204

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Any provision herein which restricts the sale, rental, or use of the described REAL PROPERTY because of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin, is hereby and unenforceable under FEDERAL LAW, 312269 THE STATE OF TEXAS, COUNTY OF BEXAR. I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Bexar County, Texas on

MAY 31 1989



Robert D. Green
COUNTY CLERK BEXAR COUNTY, TEXAS

FILED IN MY OFFICE
ROBERT D. GREEN
COUNTY CLERK BEXAR CO
1989 MAY 30 PM 1:48
RG



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