

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.

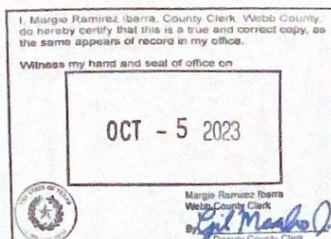
WARRANTY DEED WITH VENDOR'S LIEN

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

THAT MANUEL GUTIERREZ, (hereinafter referred to as "Grantor") for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS and other good and valuable consideration to the undersigned in hand paid to Grantor by JESUS RODOLFO ORTIZ AND WIFE, MELBA URDIALES ORTIZ, (hereinafter "Grantee"), whose mailing address is 1220 Mier St., Laredo, Webb County, Texas 78040, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the original principal sum of ONE HUNDRED EIGHTY FIVE THOUSAND AND NO/100^{THS} DOLLARS (\$185,000.00), payable to the order of Grantor, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to Sigifredo Perez, III, Trustee, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto Grantee, the real property described as follows:

Situated in Webb County, Texas and being Lots Number Five (5) and Six (6), in Block Number Six Hundred Ninety-One (691), in the EASTERN DIVISION of the City of Laredo, according to the original map or plat of said city.

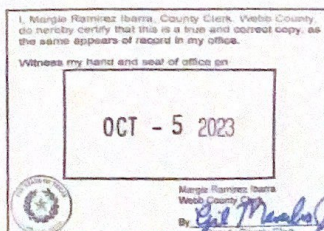
Z:\902.001\Laredo Title & Abstract - Real Estate Transactions\Sale by Manuel Gutierrez G\FNo 8018-14 Residential Owner Finance\Warranty Deed w Vendors Lien.doc



together with any and all improvements located thereon;

This conveyance is made and accepted subject to the following matters, reservations from, and exceptions to conveyance and warranty:

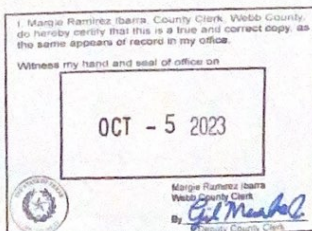
1. Any and all easements, rights of way, and prescriptive rights, whether of record or not; rights of adjoining owners in any fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments, or protrusions or any overlapping of improvements; all presently recorded restrictions, reservations, set back lines, plats, easements, covenants, conditions, oil and gas leases, mineral severances, royalty interests, and other instruments that are still in force and effect and affect the Property, and all building and zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that such matters are still in effect, relating to the hereinabove described Property, including but not limited to the following:
 - a. Zoning Regulations designating Residential and Business Zone within the City of Laredo, as per Zoning Ordinance of the City of Laredo, passed on August 2, 1983, and amendments thereto.
2. Current taxes on the Property having been prorated the payment thereof and of all subsequent taxes on the Property is assumed by Grantee.
3. GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES (OTHER THAN THE WARRANTY OF TITLE AS SET OUT HEREIN), PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER, WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY (AND IMPROVEMENTS), INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON; (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF



THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY AND IMPROVEMENTS; GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED BY GRANTOR AND GRANTEE ACCEPTS THE PROPERTY IN ITS PRESENT CONDITION, GRANTEE, FOR ITSELF, AND ITS HEIRS, SUCCESSORS AND ASSIGNS FOREVER WAIVES ALL OBJECTIONS OR CLAIMS AGAINST GRANTOR (INCLUDING, BUT NOT LIMITED TO, ANY RIGHT OR CLAIM OF CONTRIBUTION) ARISING FROM OR RELATED TO THE PROPERTY OR SOIL CONDITION ON THE PROPERTY, HEREBY AGREEING TO INDEMNIFY GRANTOR AGAINST, AND HOLD GRANTOR HARMLESS FROM, ANY AND ALL CLAIMS, COSTS (INCLUDING ATTORNEY'S FEES), DEMANDS AND CAUSES OF ACTION ASSERTED BY ANY PERSON WITH RELATION TO THE PROPERTY OR ANY IMPROVEMENTS CONSTRUCTED THEREON, INCLUDING ALL SUCH CLAIMS, DEMANDS AND/OR CAUSES OF ACTION WHICH ARISE OR RESULT FROM, OR ARE ALLEGED TO ARISE OR HAVE RESULTED FROM GRANTOR'S NEGLIGENCE, IN WHOLE OR IN PART. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON. THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS" AND "WHERE IS" CONDITION AND BASIS AND WITH "ALL FAULTS."

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, personal representatives, successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, Grantee's heirs, personal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above




Page 4 of 5

described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

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

EXECUTED this 12 day of SEPTEMBER, 2014.

GRANTOR(S):




MANUEL GUTIERREZ

STATE OF TEXAS §

COUNTY OF WEBB §


This instrument was acknowledged before me this 12 day of SEPTEMBER, 2014 by MANUEL GUTIERREZ.



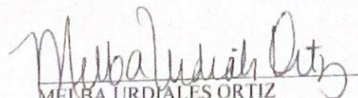


Notary Public, State of Texas

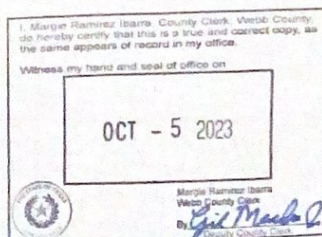
AGREED AND ACCEPTED:



JESUS RODOLFO ORTIZ



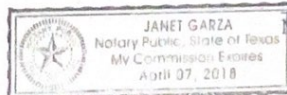
MELBA URDIALES ORTIZ



STATE OF TEXAS §

COUNTY OF WEBB §

This instrument was acknowledged before me this 12 day of SEPTEMBER, 2014 by JESUS RODOLFO ORTIZ.

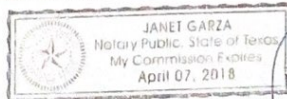


Janet Garza
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF WEBB §

This instrument was acknowledged before me this 12 day of SEPTEMBER, 2014 by MELBA URDIALES ORTIZ.



Janet Garza
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF WEBB
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED ON THE DATE AND AT THE TIME STAMPED
HEREON BY ME AND WAS DULY RECORDED IN THE
VOLUME AND PAGE OF THE OFFICIAL PUBLIC
RECORDS OF WEBB COUNTY TEXAS AS STAMPED
HEREON BY ME



Margie Ramirez Ibarra
COUNTY CLERK
WEBB COUNTY, TEXAS

Doc # 1212223
Recorded
9/15/2014 12:35:55 PM

Signed: *Margie Ramirez Ibarra*
BY DEPUTY
MARGIE RAMIREZ IBARRA
COUNTY CLERK
Fees: \$42.00

THE STATE OF TEXAS)
COUNTY OF WEBB) (I, MARGIE RAMIREZ IBARRA,
Clerk of the County Court of Webb County, Texas, do hereby certify that the
foregoing is a true and correct copy of the original Warranty Deed With Vendor's
as the same appears on record in my office, in Vol 3675 Lien
Page(s) 603-607 of the Official Public Records of
Webb County, Texas.

Witness my Hand and Seal of Office this the 5th.
day of October A.D., 2023

MARGIE RAMIREZ IBARRA Webb County Clerk
Webb County, Texas.

By *Gil Morales Jr.* Deputy
Gil A. Morales, Jr.

