stewart
TITLE

April 13, 2021

Isabel Jimenez
1110 Quail Hollow Loop
Laredo, TX 78045

File No.: 1104975
Property Address: 919 Corpus Christi Street, Laredo, TX 78040
918 Laredo Street, Laredo, TX 78040

Dear Valued Customer:

In connection with the transaction we completed for you, please find enclosed the recorded Warranty Deed.

It is your responsibility as purchasers to contact the Appraisal District Office to change the tax rolls so that this property is assessed in your name. The Appraisal District Office is located at:

Webb County Appraisal District
3302 Clark Blvd.
Laredo, Texas 78043
Phone (956) 718-4091

Please keep your Owner's Title Policy in a safe place. You may need it, if you decide to sell, refinance, or do improvements to your property.

Our company now has a permanent file for this property and can easily assist you with your title insurance needs in the future. We appreciate your business and we trust that this transaction was handled in a satisfactory manner. We look forward to serving you again in the future. If you should require anything further, please contact the undersigned.

Sincerely,

Maria Elena Torres

Policy Dept.

Stewart Title Company
1016 Monaco Blvd
Laredo, TX 78045
(956) 717-8339 main (956) 791-5555 fax
mvillarreal@stewart.com

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.

GF# 1104975M.U. **WARRANTY DEED**

DATE: February 12, 2021

GRANTOR: **LOS CARDENAS PLAN, LTD.**
9003 Harvard Ave.
Laredo, Texas 78045

GRANTEE: **ISABEL JIMENEZ**
1110 Quail Hollow Lp.
Laredo, Texas 78045

CONSIDERATION: Cash and other valuable consideration.

PROPERTY (including any improvements):

Lots Three (3), Four (4) and Six (6), Block Five Hundred Fifty-five (555), situated in the Eastern Division of the City of Laredo, Webb County, Texas, according to the original map or plat of said city.

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 restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any governmental authority of Webb County; and taxes for 2021, 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.

GRANT OF PROPERTY:

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

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the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, 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.

Ad valorem real property taxes for the current year have been prorated through the date of closing, and Grantee assumes and promises to pay such taxes for the current year before they become delinquent, if they are not paid at closing. If the actual ad valorem real property taxes for the current year vary from the amount prorated at closing, the Grantor and Grantee will make the adjustments and payments between themselves.

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

LOS CARDENAS PLAN, LTD.

By: LOS CARDENAS PLAN MGT. LLC,
its General Partner

By: _____
Name: Melchor P. Cardenas Silvia Isela Cardenas
Title: Director

STATE OF TEXAS
COUNTY OF Webb

This instrument was acknowledged before me on the 12 day of February, 2021, by Melchor Pablo Cardenas/Silvia Isela Cardenas, the Directors of LOS CARDENAS PLAN MGT. LLC, a Texas limited liability company, acting in its capacity as the General partner of LOS CARDENAS PLAN, LTD., a Texas limited partnership.

MAYELA S. VILLARREAL
Notary Public, State of Texas
Comm. Expires 02-18-2023
Notary ID 10090643

_____
Notary Public, STATE OF TEXAS

DOC #1418782
Recorded 02/17/2021 09:34:38 AM

By: KASSANDRA CAVAZOS, DEPUTY
MARGIE RAMIREZ IBARRA, COUNTY CLERK
Fees: $30.00

STATE OF TEXAS
COUNTY OF WEBB
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED ON THE DATE AND AT THE TIME STAMPED HERON 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

COUNTY CLERK
WEBB COUNTY, TEXAS