Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security number or your driver's license number.

General Warranty Deed

Date: March 15, 2021

2021002550 WD
03/15/2021 12:58:46 PM Total Pages: 4 Fee: 34.00
Gina Champion, County Clerk - Medina County, TX

Grantor: ANGELA B. CERO

Grantor's Mailing Address: 2109 Castro Avenue, Hondo, Medina County, Texas 78861

Grantee: ORLANDO SANTOS REYES

Grantee's Mailing Address: 2109 Castro Avenue, Hondo, Medina County, Texas 78861

Consideration:

TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid by the Grantee to Grantor, the receipt of which is hereby acknowledged by Grantor.

Property (including any improvements):

Field Notes of the north part of Lot 10, all of Lot 11, and all of Lot 12, Block 2, Hillside Addition to the City of Hondo, Plat Book 1, Page 42 Plat Records of Medina County, Texas, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

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, including but not limited to the remainder interest deeded to the Grantor by the Grantee in a Deed date 11-04-2020, under Document Number 202001025, filed in the Official Public Records of Medina County, Texas, 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.

RECORDER'S MEMO
At the time of recordation, this instrument was either missing information or was found to be inadequate for good copy reproduction.

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

Grantor assumes all ad valorem taxes due on the property for the current year and thereafter until his death.

Angela B Cero

ANGELA B. CERO, Grantor

This instrument was prepared based on information furnished by the Grantor, Grantee, and no independent title search has been made the Attorney who prepared this General Warranty Deed

Acknowledgment

STATE OF TEXAS)

COUNTY OF MEDINA)

This instrument was acknowledged before me on March 15, 2021, by Angela B. Cero.

TERESA LUNA
Notary Public
State of Texas
ID # 132221175
My Comm. Expires 10-21-2023

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Orlando Santos Reyes
2109 Castle Avenue
Hondo, Texas 78861

PREPARED IN THE LAW OFFICE OF:
Gregory Delk
Attorney at Law
706 Avenue K
Hondo, Texas 78861

Hay & Associates Surveying Co.
contacthaysurveying@gmail.com
Firm # 10193959
(830) 426-8553

STATE OF TEXAS
COUNTY OF MEDINA

Field Notes of the north part of Lot 10, all of Lot 11, and all of Lot 12, Block 2, Hillside Addition to the City of Hondo, Plat Book 1, Page 42 Plat Records of Medina County, Texas.

BEGINNING at a 5/8" iron pin set in the east line of Castro Avenue, for the northwest corner of Lot 12, and the northwest corner of the subject tract, a 5/8" iron pin found for the southwest corner of Block 1 bears N 0° 18' 59" E 210.34 feet.

THENCE N 87° 38' 27" E 195.78 feet to a 5/8" iron pin set in the west line of a 20' wide alley, for the northeast corner of Lot 12, and the northeast corner of the subject tract, a 5/8" iron pin found for the northeast corner of Lot 16 bears N 2° 23' 22" W 189.75 feet.

THENCE S 2° 23' 22" E, at 95.00 feet pass a 5/8" iron pin set for the northeast corner of Lot 10; continuing a total of 110.58 feet to a 5/8" iron pin set in the west line of the 20' wide alley, for the northwest corner of Lot 18 of a Vacate and Resubdivision Plat, Volume 17, Page 38 Page Records of Medina County, Texas, and the southeast corner of the subject tract.

THENCE S 89° 48' 17" W 206.79 feet to a 5/8" iron pin set in the east line of Castro Avenue, the north line of Lot 17 of the Vacate & Resubdivision Plat, the west line of Lot 10, and for the southwest corner of the subject tract, a 5/8" iron pin found for the northwest corner of Lot 17 bears S 89° 48' 57" W 5.60 feet.

THENCE N 0° 18' 59" E, at 7.95 feet pass a 5/8" iron pin set for the northwest corner of Lot 10, continuing a total of 103.05 feet to the POINT OF BEGINNING. Surveyed on the ground May 22, 2002 and prepared for Orlando Reyes.

Bearings shown herein are based on WGS 84 from GPS observations.

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground by me and to the best of my knowledge and belief it is true and correct.

RECORDER'S MEMO
At the time of recordation, this instrument was either missing information or was found to be inadequate for good copy reproduction.

Timothy G[illegible]
271 CR 44[illegible]
Hondo, Texas [illegible]
(830) 426-8553
Job: 2020-P[illegible] 12

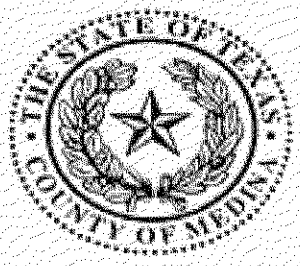
Exhibit "A"

FILED AND RECORDED

Instrument Number: 2021002550

Filing and Recording Date: 03/15/2021 12:58:46 PM Pages: 4 Recording Fee: $34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Medina County, Texas.



Gina Champion, County Clerk
Medina County, Texas

Filed By Yolanda Esquivel Deputy