

General Warranty Deed

Date: June 6, 2016

Grantor: Teresa Duran, a single person

Grantor's Mailing Address:

Teresa Duran
2320 Blanco Road
Apt. 1805
San Antonio, TX 78216

Grantee: Jose L. Arellano and wife Andrea L. Arellano

Grantee's Mailing Address:

Jose L. Arellano and wife, Andrea L. Arellano
405 Guerrero Street
Laredo, TX 78040

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF ALL OF LOT NUMBER EIGHT (8), IN BLOCK NUMBER TWO HUNDRED FORTY-FOUR (244), EASTERN DIVISION, SITUATED IN THE CITY OF LAREDO.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

1. Any visible and apparent roadway or easement over or across the subject property, the existence of which does not appear of record.
2. Subject to oil, gas, and other minerals of every kind and character, in, on, and under the property herein described.
3. The right to use the surface estate for ingress and egress and/or any other right or privilege incident to the ownership of the mineral estate.

4. Airport Zoning Regulations adopted by Joint Airport Zoning Board of the City of Laredo and County of Webb, on April 17, 1980, recorded in Volume 655, pages 277-281, Webb County Deed Records.
5. Zoning Regulations designating Residential and Business Zones within the City of Laredo, as provided by Zoning Ordinance of the City of Laredo, passed on the August 2, 1983, and amendments thereto.

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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. **THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.**

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

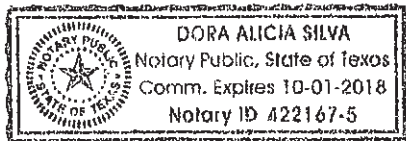


Teresa Duran

STATE OF TEXAS)

COUNTY OF WEBB)

This instrument was acknowledged before me on JUNE 6, 2016,
by Teresa Duran.



Dora Alicia Silva
Notary Public, State of Texas
My commission expires: 10/1/2018

PREPARED IN THE OFFICE OF:

JUAN J GARCIA JR LAW OFFICE PLLC
1102 Scott
LAREDO, TX 78040
Tel: (956) 284-6638
Fax: (956) 242-7231

AFTER RECORDING RETURN TO:

Jose L. Arellano and wife Andrea L. Arellano
403 Guerrero St.
Laredo, Texas 78040

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 # 1266533
Recorded
6/7/2016 9:05:37 AM

Signed: *[Signature]*
BY DEPUTY
MARGIE RAMIREZ IBARRA
COUNTY CLERK
Fees: \$38.00