

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.

GPH 1634221 N.O.

WARRANTY DEED

DATE: May 17, 2022

GRANTOR: **TOMAS AGUILAR, JR. and wife, YVONNE CASTANEDA AGUILAR**
8505 Valley View Circle
Laredo, Webb County, Texas 78045

GRANTEE: **AGDL INVESTMENTS, LLC**
8218 Casa Verde Road, Suite 1009
Laredo, Webb County, Texas 78041

CONSIDERATION: Cash and other valuable consideration.

PROPERTY (including any improvements):

Lots Seven (7), Eight (8) and Nine (9), Block Nine Hundred Fourteen (914), situated in the Eastern Division of the City of Laredo, Webb County, Texas, according to plat thereof recorded in Volume 1, Page 17, Plat Records of Webb County, Texas.

Together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships.

RESERVATIONS FROM CONVEYANCE: NONE

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

The following outstanding pre-existing rights, title, and interests relating to the Property to which Grantor's ownership is also subject: (1) validly existing restrictive covenants common to the platted subdivision in which the Property is located; (2) standby fees, taxes, and assessments by any taxing authority for the year 2022 and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, *Texas Tax Code*, or because of improvements not assessed for a previous tax year; (3) utility easements created by the dedication deed or plat of the subdivision in which the Property is located; (4) validly existing exceptions described in Schedule B of the Owner Policy for Title Insurance issued to Grantee as part of this transaction; (5) any validly existing titles or rights asserted by anyone, including but not limited to, persons, the public, corporations, governments, or other entities: (a) to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans or (b) to lands beyond the line of the harbor or bulkhead lines as established or changed by any government or (c) to

filled-in lands or artificial islands or (d) to statutory water rights, including riparian rights or (e) to the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area; (6) any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or protrusions or any overlapping of improvements. However, as for parties in possession, the Property is conveyed with no persons in possession of any part of the Property as lessees, tenants at sufferance, or trespassers.

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 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.

Grantor is conveying, and Grantee is accepting, the above described Property in its "**AS IS**", "**WHERE IS**" physical condition, "**WITH ALL FAULTS**". Absolutely no warranties, expressed or implied, are given by Grantor relating to the physical condition of the soil, the improvements, or any other physical component of the above described Property, and to the extent any such warranties are nevertheless deemed given, Grantee hereby waives same. Nothing in this paragraph shall affect or limit the warranties of title set forth in this Deed.

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

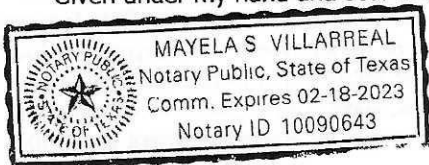
Tomas Aguilar, Jr.
TOMAS AGUILAR, JR.

Yvonne Castaneda Aguilar
YVONNE CASTANEDA AGUILAR

STATE OF TEXAS
COUNTY OF Webb

Before me, the undersigned Notary Public, on this day personally appeared TOMAS AGUILAR, JR.,
 known to me [] proved to me on the oath of _____
 proved to me through valid identification to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he [] she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17 day of May, 2022.

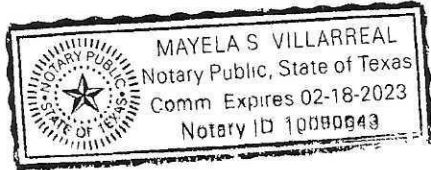


Mayela S. Villarreal
Notary Public, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF Webb

Before me, the undersigned Notary Public, on this day personally appeared YVONNE CASTANEDA AGUILAR, [] known to me [] proved to me on the oath of _____ [] proved to me through valid identification to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that [] he [] she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17 day of May, 2022.



[Signature]
Notary Public, STATE OF TEXAS

DOC #1468115
Recorded 05/18/2022 11:05:12 AM

[Signature]

By: OSCAR ROMANOS, DEPUTY
MARGIE RAMIREZ IBARRA, COUNTY CLERK
Fees: \$34.00

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