

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

Date: July 15, 2020

Grantor: Escamilla Used Car & Truck Center, Inc.

Grantor's Mailing Address:

1502 E. Saunders
Laredo, Webb County, TX 78041

Grantee: The Outer Loops LLC, a Texas limited liability company

Grantee's Mailing Address:

1024 Bob Bullock Loop, Laredo,
Webb County, Texas 78043

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Texas Community Bank in the principal amount of Two Hundred Twenty-Seven Thousand and No/100 Dollars (\$227,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Texas Community Bank and by a first-lien deed of trust of even date from Grantee to Mario J. Gonzalez, Trustee.

Property (including any improvements):

The Surface Estate Only in and to Lot Two (2), Block One (1), Emerald Hills Subdivision situated in the City of Laredo, Webb County, Texas, according to Plat thereof recorded in Volume 21, Page 70, Plat Records of Webb County, Texas; save and except 13,534 square feet conveyed to the State of Texas in deed recorded in Volume 2738, Page 166, Official Public Records of Webb County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.

2. Subject to any and all setbacks, easements, restrictions and/or notations as set out in Volume 21, Page 70, Plat Records of Webb County, Texas.
3. Utility Easement as set out in Volume 1436, Page 87, Official Public Records of Webb County, Texas.
4. Utility Easement Agreement as set out in Volume 1066, Page 194, Official Public Records of Webb County, Texas.

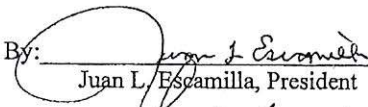
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.


The vendor's lien against and superior title to the Property are retained until the note described is fully paid according to its terms, at which time this deed will become absolute.

Texas Community Bank at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Texas Community Bank and are transferred to Texas Community Bank without recourse against Grantor.

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

Escamilla Used Car & Truck Center, Inc.

✓ By:  _____
Juan L. Escamilla, President

✓ By:  _____
Servando Benavides, Vice-President

(Acknowledgments)

STATE OF TEXAS §

COUNTY OF WEBB §

This instrument was acknowledged before me on this the 15 day of July, 2020, by Juan L. Escamilla, President of Escamilla Used Car & Truck Center, Inc., a Texas corporation, for and on behalf of said corporation.



[Signature]
Notary Public, State of Texas
My commission expires: _____

STATE OF TEXAS §

COUNTY OF WEBB §

This instrument was acknowledged before me on this the 15 day of July, 2020, by Servando Benavides, Vice-President of Escamilla Used Car & Truck Center, Inc., a Texas corporation, for and on behalf of said corporation.



[Signature]
Notary Public, State of Texas
My commission expires: _____

GF No. 761374

AFTER RECORDING RETURN TO:

STEWART TITLE COMPANY
1016 MONACO BLVD.
LAREDO, TX 78045

PREPARED IN THE LAW OFFICE OF:

RITCHIE LAW GROUP PLLC
493 MADISON STREET
EAGLE PASS, TX 78852