

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: November 07, 2022

Grantor: Robert Bruce a/k/a Robert H. Bruce and Nancy Bruce a/k/a Nancy F. Bruce

Grantor's Mailing Address:

100 Boerne Stage Airfield
Boerne, Texas 78006

KCAC
GT# 50514

Grantee: Boerne Stage Airfield, LLC, a Texas limited Liability Company

Grantee's Mailing Address:

400 Boerne Stage Airfield
Boerne, Texas 78006

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FOUR MILLION THREE HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$4,315,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Walter W. Church and/or Kathleen H. Church, trustee.

Property (including any improvements):

TRACT ONE:

Lot 71, BOERNE STAGE FIELD(P.U.D.), situated in Bexar County, Texas, according to plat thereof recorded in Volume 9576, Pages 192-193, Deed and Plat Records of Bexar County, Texas.

TRACT TWO:

A parcel of land, being out of Lot 902, Block 3, THRESHOLD RANCH SUBDIVISION P.U.D., situated in Bexar County, Texas, according to plat thereof recorded in Volume 9612, Pages 69-73, as amended in Volume 9615, Pages 188-192, Deed and Plat Records of Bexar County, Texas, LESS AND EXCEPT that portion thereof. Said parcel of land out of said Lot 902 and LESS AND EXCEPT portion of said Lot 902 being more particularly describe by metes and bounds in Exhibit "A" attached hereto and made apart hereof for all intents and purposes.

TRACT THREE:

Lot R13, SCENIC LOOP ESTATES, situated in Bexar County, Texas, according to plat

thereof recorded in Volume 9510, Page 199, Deed and Plat Records of Bexar County, Texas.

TRACT FOUR:

Lot R5, SCENIC LOOP ESTATES, situated in Bexar County, Texas, according to plat thereof recorded in Volume 9510, Page 199, Deed and Plat Records of Bexar County, Texas.

TRACT FIVE:

3.091 acres of land, more or less, out of the Antonio Cruz Survey No 170, Abstract No 123, County Block 4680, situated in Bexar County, Texas, and being part of the remainder of a 5.135 acre tract of land described in Volume 8540, Page 994, Bexar County Official Public Records; and being the same property as "Tract 1" and "Tract 2" as described in the General Warranty Deed file for record in Volume 16233, Page 131, Bexar County Official Public Records. Said 3.091 acres of land, more or less, being more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part hereof for all intents and purposes.

TRACT SIX:

A 2.281 acre parcel of land, more or less, out of the Antonio Cruz Survey No. 170, Abstract No. 123, County Block 4680; out of the Anton Beyer Survey No. 366 1/2, Abstract No 76, County Block 4681, and further being out of the W. Hughes Survey No. 173, Abstract No. 340, County Block 4707, situated in Bexar County, Texas, and being the remaining portion of a 3.528 acre tract of land, more or less, described in WARRANTY DEED WITH VENDOR'S LIEN recorded in Volume 7609, Page 1470, Official Public Records of Bexar County, Texas. Said 2.281 acre parcel of land, more or less, being more particularly described by metes and bounds in Exhibit "C" attached hereto and made a part hereof for all intents and purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2022, 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.

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.

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, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

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

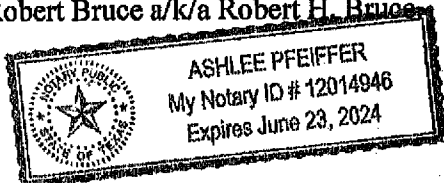
GRANTORS:


Robert Bruce a/k/a Robert H. Bruce


Nancy Bruce a/k/a Nancy F. Bruce

STATE OF TEXAS
COUNTY OF KENDALL

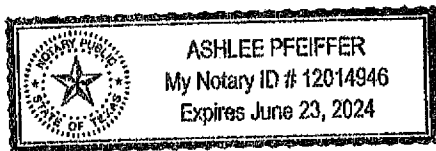
This instrument was acknowledged before me on the 7th day of November 2022, by Robert Bruce a/k/a Robert H. Bruce.




Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF KENDALL

This instrument was acknowledged before me on the 7th day of November, 2022, by Nancy Bruce a/k/a Nancy F. Bruce.





Notary Public, State of Texas

EXHIBIT "A"

Tract 2 – Section A - Block 3, Lot 902

A parcel of land being a part of the Antonio Cruz Survey No. 170, Abstract 123, County Block 4680, Bexar County Texas, known as Lot 902 Block 3 of Threshold Ranch Subdivision as recorded at Volume 9615, page 188 of the Plat Records of Bexar County, Texas, now being described by metes and bounds as follows:

BEGINNING at a ½" Rebar marking the Northeast corner of Lot 901, Block 3, as shown on said Plat of Threshold Ranch Subdivision, this being an angle point on said Lot 902;

Thence run South 01°01'02" West along the East boundary of said 901 for a distance of 64.98 feet to the Southern Southwest corner of said Lot 902;

Thence run South 89°17'19" East along the South boundary of said Lot 902 for a distance of 127.01 feet to the Southeast corner of said Lot 902;

Thence run North 06°06'27" West along the East boundary of said Lot 902 for a distance of 660.17 feet to the Northeast corner of said Lot 902;

Thence run South 83°53'34" West along the North boundary of said Lot 902 for a distance of 266.01 feet;

Thence run South 06°06'29" East along the West boundary of said Lot 902 for a distance of 320.28 feet to an angle point on said West boundary;

Thence run South 66°11'27" East along said West boundary for a distance of 32.01 feet;

Thence run South 06°06'28" East along said West boundary for a distance of 229.99 feet to a point intersection the North boundary of said Lot 901;

Thence run South 89°19'23" East along the North boundary of said Lot 901 for a distance of 121.03 feet to the point of beginning

LESS AND EXCEPT

A parcel of land being a part of the Antonio Cruz Survey No. 170, Abstract 123, County Block 4680, Bexar County Texas, being a part of Lot 902 Block 3 of Threshold Ranch Subdivision as recorded at Volume 9615, page 188 of the Plat Records of Bexar County, Texas, now being described by metes and bounds as follows:

Commencing at the Northeast corner of Lot 902 of said Threshold Ranch Subdivision;

Thence run South 83°53'34" West along the North boundary of said Lot 902 for a distance of 98.13 feet to the point of intersection with the East boundary of the 2.210 acre parcel of land known as the "Robert Bruce House Lot" for the beginning point of the excepted parcel;

Thence, from said EXCEPTION POINT OF BEGINNING, run South 06°07'00" East along the East boundary of the Robert Bruce House Lot for a distance of 15.45 feet to a ½" Rebar marking the Southeast corner of said Robert Bruce House Lot;

Thence run South 83°53'08" West along the South boundary of said Robert Bruce House Lot for a distance of 167.87 feet to the West boundary of said Lot 902;

Thence run North 06°06'29" West along the West boundary of said Lot 902 for a distance of 15.39 feet to the Northwest corner of said Lot 902;

Thence run North 83°52'00" East along the North boundary of said Lot 902 for a distance of 167.87 feet to the exception point of beginning.

After deducting the above described exception, Tract 2 contains 3.508 acres of land, more or less.

EXHIBIT "B"

Tract 5 – CB 4680 P-32, P-32C

A parcel of land being a part of the Antonio Cruz Survey No. 170, Abstract 123, County Block 4680, Bexar County Texas, and being part of the remainder of a called 5.135 acre Tract of land described in Volume 8540, Page 997, and being the same property as "Tract 1" and "Tract 2" as described in the General Warranty DEED filed for Record at Volume 16233, page 131 of the Deed Records of Bexar County, Texas, now being described by metes and bounds as follows:

BEGINNING at an ½" Rebar on the Northeasterly line of Boerne Stage Road at It's Intersection with the South line of a 1.33 acre tract of land conveyed to Edward R. Carlisle, Et Ux, Recorded in Volume 2835, page 499 of the Deed Records of Bexar County, Texas, being the Northwest corner of this tract, the Northeast corner of the adjoining 0.2735 acre tract of land conveyed to the State of Texas, recorded in Volume 3873, Page 693 of the Deed Records of Bexar County, Texas, and the Southeast corner of an adjoining 0.1167 acre tract of land conveyed to the State of Texas recorded in Volume 3939, page 501 of the Deed Records of Bexar County, Texas;

Thence North 70°42'54" East along the North boundary of this Tract for a distance of 385.72 feet to a ½" Rebar marking the Northeast corner of this parcel;

Thence run South 10°16'44" East along the East boundary of this tract for a distance of 625.30 feet to a ½" Rebar marking the Southeast corner;

Thence run North 56°29'45" West for a distance of 188.07 feet to a ½" Rebar marking an angle point on the West boundary this parcel;

Thence run North 43°49'33" West along the West boundary of this property for a distance of 109.21 feet to a ½" Rebar marking an angle point on the East boundary of the Boerne Stage Road;

Thence run North 38°32'38" West along the West boundary of this property and the East boundary of the Boerne Stage Road for a distance of 171.01 feet to a ½" Rebar marking an angle point on said West boundary;

Thence run North 38°32'38" West along the West boundary of this parcel and the East boundary of the Boerne Stage Road for a distance of 219.30 feet to the point of beginning, containing 3.091 acres of land, more or less.

EXHIBIT "C"

Tract 6 – CB4680 P-26

A 2.281 acre parcel of land being part of the Antonio Cruz Survey No. 170, Abstract 123, County Block 4680, Bexar County Texas, and being part of the Anton Beyer Survey No. 366½, Abstract No. 76, County Block 4681, Bexar County, Texas, and further being out of the W.H. Hughes Survey No. 173, Abstract 340, County Block 4707, Bexar County Texas, and a part of that parcel of land conveyed by Warranty Deed recorded in Volume 7609, page 1470 of the Deed Records of Bexar County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a ½" Rebar marking the Northeast Right-of-Way line of the Boerne Stage Road, said ½" Rebar marking the Western-most corner of a 4.4295 acre tract as recorded in Volume 3834, page 1750 of the Deed Records of Bexar County, Texas;

Thence run North 71°01'19" East for a distance of 31.25 feet to a ½" Rebar marking an angle point on the North boundary of this parcel;

Thence run North 21°59'13" East along the North boundary of this parcel for a distance of 24.62 feet to a ½" Rebar marking the Northeast corner of this parcel.

Thence run South 57°43'58" East along the East boundary of this parcel for a distance of 437.03 feet to a ½" Rebar marking an angle point on said East boundary;

Thence run South 21°35'08" East along said East boundary for a distance of 63.12 feet to a ½" Rebar marking an angle point on said East boundary;

Thence run South 11°55'49" East along said East boundary for a distance of 93.91 feet to a ½" Rebar marking the Northeast corner of called 1.241 acre parcel conveyed by Special Warranty Deed filed as Document No. 20200058561 of the Deed Records of Bexar County, Texas, herein referred to as the "Bexar County Emergency Services District 4 Tract"

Thence run South 74°08'27" West along the North boundary of said Bexar County Emergency Services District 4 Tract for a distance of 135.02 feet to a ½" Rebar marking an angle point on said North boundary;

Thence run South 86°58'38" West along the North boundary of the Bexar County Emergency Services District 4 Tract for a distance of 143.90 feet to a ½" Rebar marking a point on the East boundary of the Boerne Stage Road, the Northwest corner of said Bexar County Emergency Services District 4 Tract, and the Southwest corner of this tract;

Thence run Northwesterly along the East boundary of the Boerne Stage Road following a non-tangent curve to the right having a radius of 1600 feet for an arc distance of 277.21 feet, said curve being subtended by a chord having a bearing and distance of North 24°54'46" West 276.87 feet;

Thence run North 22°49'42" West along the East boundary of the Boerne Stage Road for a distance of 156.54 feet to the point of beginning, containing 2.281 acres of land, more or less.

AFTER RECORDING RETURN TO:

**Boerne Stage Airfield, LLC
400 Boerne Stage Airfield
Boerne, Texas 78006**

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20220265833
Recorded Date: November 10, 2022
Recorded Time: 12:47 PM
Total Pages: 8
Total Fees: \$50.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/10/2022 12:47 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk