

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3389746

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*****Examined and Charged as Follows*****

Total Recording: \$ 48.00

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

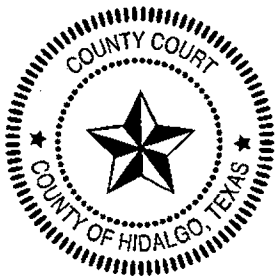
Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3389746
Receipt No: 20221017000405
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Deputy Clerk: Imelda Leal
Station: CH-1-CC-K27

Record and Return To:

Simplifile
5072 North 300 West
PROVO UT 78589



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

THENCE, N 8°00'28" E, A DISTANCE OF 134.01 FEET TO A ½ INCH IRON ROD SET, FOR THE NORTHWEST

THENCE, S 81°24'59" E, 147.90 FEET TO A ½ INCH IRON ROD SET, FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, S 2°18'11" W, 50.37 FEET TO A MAG NAIL SET, FOR THE EASTERNMOST NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, S 8°00'28" W, 264.95 FEET TO A MAG NAIL SET, FOR THE

CHARGE San Jacinto Title Services-McAllen
 GF# 2244421 Closer MM

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: OCTOBER 12, 2022

Grantor: MIGUEL L. BARBOZA, JR. and wife, ROSARIO L. BARBOZA

Grantor's Mailing Address: 3711 KAYLA STREET
 ALTON, TEXAS 78573
 HIDALGO COUNTY

Grantee: XIN GUO, a married man

Grantee's Mailing Address: 9572 CRYSTAL WATER WAY
 ELK GROVE, CALIFORNIA 95625
 SACRAMENTO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of GREATER STATE BANK in the principal amount of ONE MILLION FORTY THOUSAND AND NO/100 DOLLARS (\$1,040,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor GREATER STATE BANK and by a first-lien deed of trust of even date from Grantee to ROBERT A. MCGURK, Trustee.

Property (including any improvements):

A 1.43 ACRES OF LAND OUT THE WEST 22.41 ACRES LOT 413, JOHN H. SHARY SUBDIVISION OF PORCIONES 58, 59, & 60, AS RECORDED IN VOL. 1 PG 17, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.43 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 413, SAID POINT BEING IN THE CENTERLINE - CENTERLINE INTERSECTION OF GLASSCOCK ROAD AND MILE 5 NORTH ROAD (MAIN AVENUE) (FM 676); THENCE, N 81°24'59" W, ALONG THE CENTERLINE OF MILE 5 ROAD AT THE SOUTHWEST CORNER OF THIS TRACT, AND THE POINT OF BEGINNING; A DISTANCE OF 348.70 FEET TO A MAG NAIL FOUND, AT THE SOUTHWEST CORNER OF THIS TRACT, AND THE POINT OF BEGINNING;

THENCE, N 8°00'28" E, A DISTANCE OF 60.00 FEET PASS A ½ INCH IRON ROD FOUND AT THE NORTH RIGHT-OF-WAY LINE OF MILE 5 NORTH ROAD, AT A TOTAL DISTANCE OF 266.21 FEET TO A ½ INCH IRON ROD FOUND, FOR THE WESTERNMOST NORTHWEST CORNER OF THIS TRACT;

THENCE, S 81°24'59" E, PARALLEL WITH THE SOUTH LINE OF SAID LOT 413, A DISTANCE OF 40.08 (DEED CALL 40.00) FEET, A ½ INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, N 8°00'28" E, A DISTANCE OF 134.01 FEET TO A ½ INCH IRON ROD SET, FOR THE NORTHWEST

THENCE, S 81°24'59" E, 147.90 FEET TO A ½ INCH IRON ROD SET, FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, S 2°18'11" W, 50.37 FEET TO A MAG NAIL SET, FOR THE EASTERNMOST NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, S 8°00'28" W, 264.95 FEET TO A MAG NAIL SET, FOR THE

EASTERNMOST SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, S 53°17'45" W, 35.46 FEET TO A ½ IRON ROD SET, FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, N 81°24'59" W, WITH THE NORTH RIGHT OF WAY LINE OF SAID MILE 5 NORTH ROAD, A TRACT OF LAND RETAINED TO THE CITY OF ALTON AS DESCRIBED IN DOCUMENT NO. 464025, DEED RECORDS, HIDALGO COUNTY, A DISTANCE OF 127.71 FEET, WHENCE A IRON PIPE FOUND BEARS S 85°02'35" W, 0.92 FEET, FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, S 8°00'28" W, ALONG THE WEST LINE OF SAID TRACT OF LAND RETAINED TO THE CITY OF ALTON, PASS AT 30.00 FEET A TXDOT RIGHT OF WAY MARKER POST, A TOTAL DISTANCE OF 60.00 FEET A MAG NAIL FOUND FOR THE SOUTH LINE OF SAID LOT 413, AND AN EXTERIOR CORNER OF THIS TRACT OF LAND

THENCE, N 81°24'59" W, WITH THE SOUTH LINE OF SAID LOT 413, AND ALONG THE CENTERLINE OF MILE 5 ROAD, A DISTANCE OF 40.08 (DEED CALL 40.00) FEET, TO THE POINT OF BEGINNING, CONTAINING 1.43 ACRES OF LAND, MORE OR LESS, OF WHICH 0.055 ACRE LIES IN MILE 5 ROAD (FM 676) 60 FOOT RIGHT OF WAY.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 3356, Page 878, Official Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of United Irrigation District, pursuant to applicable sections of the Texas Water Code.
- d. Rights or claims by United Irrigation District to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- e. Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the city holding extra-territorial jurisdiction of said property.
- f. Easements and reservations as shown according to the map or plat thereof recorded in Volume 1, Page 17, Map Records of Hidalgo County, Texas.
- g. Right of Way Easement in favor of City of Alton dated November 27, 1979, recorded in Volume 1650, Page 920, Deed Records, Hidalgo County, Texas.
- h. Easement and/or other rights, if any, as set forth in Deed dated February 1, 1980, recorded in Volume 1658, Page 487, Deed Records, Hidalgo County, Texas.
- i. High way Right of Way Easement dated November 6, 2000, recorded under Clerk's File No. 921264, Official Records, Hidalgo County, Texas.
- j. Easement and/or other rights, if any, as set forth in instrument dated February 9, 2001, recorded under Clerk's File No. 944199, Official Records, and refiled under Clerk's File No. 1401482, Official Records, Hidalgo County, Texas.
- k. Easement and/or other rights, if any, as set forth in instruments dated July 27, 2015, recorded under Clerk's File No. 2632791, dated April 1, 2016, recorded under Clerk's File No. 2702490 and dated December 15, 2016, recorded under Clerk's File No. 2824442, Official Records, Hidalgo County, Texas.

- i. Memorandum of Option Agreement, together with rights incident thereto, dated November 11, 1998, filed on November 16, 1998 under Document No. 725475, Official Records, Hidalgo County, Texas.
- m. Memorandum and Amendment of Letter Agreement, together with rights incident thereto, dated June 25, 2002, filed on March 4, 2002 under Document No. 1305006 and filed June 10, 2005 under Document No. 1482349, Official Records, Hidalgo County, Texas.
- n. Memorandum of Oil and Gas Lease dated September 29, 2005, recorded under Clerk's File No. 1536447, Official Records, Hidalgo County, Texas.
- o. Mineral and/or royalty grant and/or reservation in instrument(s) dated April 5, 1946, recorded in Volume 581, Page 262, Deed Records and dated May 10, 1947, recorded in Volume 623, Page 26, Deed Records; and dated May 27, 1960, recorded in Volume 980, Page 391, Deed Records, Hidalgo County, Texas.
- p. Mineral and/or royalty grant and/or reservation in instrument dated March 11, 1987, recorded in Volume 2417, Page 203, Official Records, Hidalgo County, Texas.
- q. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- r. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.
- s. Gas tank and manholes as shown on survey dated October 7, 2022 under Job No. 22-154cRI, prepared by Jorge A. Gonzalez, RPLS No. 6887.
- t. Fences not aligning with property line as shown on survey dated October 7, 2022 under Job No. 22-154cRI, prepared by Jorge A. Gonzalez, RPLS No. 6887.

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 each note described is fully paid according to its terms, at which time this deed will become absolute.

GREATER STATE 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 GREATER STATE BANK and are transferred to GREATER STATE BANK without recourse against Grantor.

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


MIGUEL L. BARBOZA, JR.

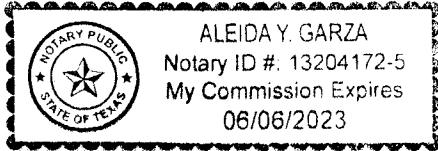

ROSARIO L. BARBOZA

ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 13th day of October, 2022, by MIGUEL L. BARBOZA, JR.



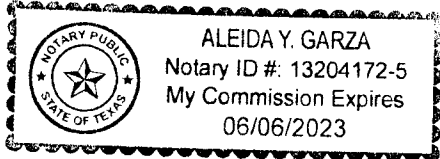
[Handwritten Signature]

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 13th day of October, 2022, by ROSARIO L. BARBOZA.



[Handwritten Signature]

NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:
SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH STREET, SUITE E-2
McALLEN, TEXAS 78504
GF# 222444421

AFTER RECORDING RETURN TO:
XIN GUO
9572 CRYSTAL WATER WAY
ELK GROVE, CALIFORNIA 95625