

SCANNED



General Warranty Deed

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.

Date: June 28, 2013

Grantor: ARALY, LLC, a Texas limited liability company

Grantor's Mailing Address: 21 Ancient Bend, San Antonio, TX 78248

Grantee: AIFOS LIMITED, a Cayman Islands company

Grantee's Mailing Address: 123 Old Fredericksburg Rd, Boerne, TX, 78015

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

Property (including any improvements):

Two tracts of land containing 9.9832 acres (434,869 square feet) and 9.8948 acres (431,017 square feet) respectively, being a part of Subdivision #3 of the Original Jose Roman Arocha Survey No. 171, in Bexar County, Texas, and being the same tracts of land described in instrument recorded in Volume 7554, Page 1357 of the Bexar County Deed Records and being more particularly described by metes and bounds on Exhibit A, which is attached hereto and made a part hereof for all purposes.

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Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Those matters filed of record in the Official Public Records of Bexar 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.

EXHIBIT A

Description of the Real Property

TRACT 1:

A TRACT OF LAND CONTAINING 9.9832 ACRES (434,869 SQUARE FEET) (CALLED-10.000 ACRES), BEING A PART OF SUBDIVISION #3 OF THE ORIGINAL JOSE ROMAN AROCHA SURVEY NO. 171, IN BEXAR COUNTY, TEXAS. SAID 9.9832 ACRE TRACT ALSO BEING THAT SAME TRACT RECORDED IN VOLUME 7554, PAGE 1357 OF THE BEXAR COUNTY DEED RECORDS (B.C.D.R.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARINGS ARE BASED IN VOLUME 7554, PAGE 1357 B.C.D.R.)

COMMENCING for reference at the southeast corner of said Subdivision #3 in the north line of Dietz-Alcorn County Road;

THENCE NORTH, a distance of 1164.44 feet to an angle point;

THENCE N 00° 01' 43" E, at 297.18 feet passing a 1/2-inch iron rod found marking the southeast corner of a 9.8948 acre tract (called-10.000 acres) recorded in Volume 7554, Page 1357 B.C.D.R. and continuing for a total distance of 571.95 feet to a point for the southeast corner and POINT OF BEGINNING of the herein described tract and the northeast corner of said 9.8948 acre tract;

THENCE S 89° 41' 03" W (called-S 89° 16' 00" W), along the common line of the south line of the herein described tract with the north line of said 9.8948 acre tract, a distance of 1648.48 feet (called-1625.96 feet) to a point in the northeast right-of-way (R.O.W.) line of Old Fredericksburg Road for the southwest corner of the herein described tract and the northwest corner of said 9.8948 acre tract;

THENCE N 22° 23' 25" W (called-N 22° 11' 26" W), along the northeast R.O.W. line of said Old Fredericksburg Road, a distance of 107.50 feet to a 1/2-inch iron rod found marking the northwest corner of the herein described tract and the southwest corner of a certain called 7.772 acre Cheshier's tract recorded in Volume 9510, Page 2049 B.C.D.R.;

THENCE N 79° 02' 14" E, along the north line of the herein described tract and the south line of said Cheshier's tract and the westerly south line of a certain called 30.47 acre tract recorded in Volume 6812, Page 1035 B.C.D.R., a distance of 1721.02 feet (called-1723.80 feet) to a 1-inch iron pipe found marking the northeast corner of the herein described tract and an interior corner of said 30.47 acre tract;

THENCE S 00° 01' 43" W, along the east line of the herein described tract and the southerly west line of said 30.47 acre tract, a distance of 417.60 feet to the POINT OF BEGINNING containing 9.9832 acres of land.

TRACT 2:

A TRACT OF LAND CONTAINING 9.8948 ACRES (431,017 SQUARE FEET) (CALLED-10.000 ACRES), BEING A PART OF SUBDIVISION #3 OF THE ORIGINAL JOSE ROMAN AROCHA SURVEY NO. 171, IN BEXAR COUNTY, TEXAS. SAID 9.8948 ACRE TRACT ALSO BEING THAT SAME TRACT RECORDED IN

VOLUME 7554, PAGE 1357 OF THE BEXAR COUNTY DEED RECORDS (B.C.D.R.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARINGS ARE BASED IN VOLUME 7554, PAGE 1357 B.C.D.R.)

COMMENCING for reference at the southeast corner of said Subdivision #3 in the north line of Dietz-Alcorn County Road;

THENCE NORTH, a distance of 1164.44 feet to an angle point;

THENCE N 00° 01' 43" E, a distance of 297.18 feet to a 1/2-inch iron rod found marking the southeast corner and POINT OF BEGINNING of the herein described tract and the northeast corner of a certain called 5.033 acre Porter's tract recorded in Document No. 20060174100 B.C.D.R.;

THENCE S 88° 23' 14" W (called-S 88° 02' 00" W), along the common line of the south line of the herein described tract with the north line of said 5.033 acre Porter's tract and a certain called 2.529 acre Urban's tract recorded in Volume 6684, Page 1016 B.C.D.R., a distance of 1331.49 feet (called-1336.37 feet) to a point for corner from which a fence corner found at N 88° 23' E, a distance of 1.14 feet, said corner also being in the south line of a certain called Pokrant's tract recorded in Volume 2172, Page 991 B.C.D.R.;

THENCE N 73° 16' 26" E (called-N 72° 24' 07" E), along the south line of said Pokrant's tract, a distance of 29.09 feet (called-28.90 feet) to a 1/2-inch iron rod found marking the southeast corner of said Pokrant's tract and an interior corner of the herein described tract;

THENCE N 20° 47' 25" W (called-N 19° 21' 58" W), along the east line of said Pokrant's tract, a distance of 175.75 feet (called-176.48 feet) to a 1/2-inch iron rod found marking the northeast corner of said Pokrant's tract and an interior corner of the herein described tract;

THENCE S 74° 16' 32" W (called-S 73° 22' 29" W), along the north line of said Pokrant's tract, a distance of 213.25 feet (called-213.90 feet) to a 1/2-inch iron rod found in the northeast right-of-way (R.O.W.) line of Old Fredericksburg Road marking the southwest corner of the herein described tract and northwest corner of said Pokrant's tract;

THENCE N 22° 23' 25" W (called-N 22° 11' 26" W), along the northeast R.O.W. line of said Old Fredericksburg Road, a distance of 203.63 feet to a point for the northwest corner of the herein described tract and the southwest corner of a certain called 9.9832 acre tract (called-10.000 acres) recorded in Volume 7554, Page 1357 B.C.D.R.;

THENCE N 89° 41' 03" E (called-N 89° 16' 00" E), along the common line of the north line of the herein described tract with the south line of said 9.9832 acre tract, a distance of 1648.48 feet (called-1625.96 feet) to a point in the southerly west line of a certain called 30.47 acre tract recorded in Volume 6812, Page 1035 B.C.D.R. for the northeast corner of the herein described tract and the southeast corner of said 9.9832 acre tract;

THENCE S 00° 01' 43" W, along the east line of the herein described tract and the southerly west line of said 30.47 acre tract, a distance of 274.77 feet to the POINT OF BEGINNING containing 9.8948 acres of land.

