

**GENERAL WARRANTY DEED  
(Vendor's Lien)**

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**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.**

GF# SAT-41-4000412302029-NW

Date: 10/6/2023

Grantor: Kun Zhang and Weina Mao, husband and wife

Grantor's Mailing Address: 955 Torero Plz, Campbell, CA, 95008

Grantee: Anthony Myrick, a single man

Grantee's Mailing Address: 7703 Bent Branch, San Antonio, TX 78250

**Consideration: TEN AND NO/100---(\$10.00)-----DOLLARS CASH AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND CONFESSED**

**AND THE FURTHER CONSIDERATION OF THE EXECUTION AND DELIVERY of a Note of even date that is in the principal amount of THREE HUNDRED EIGHTY FIVE THOUSAND AND NO/100 DOLLARS (U.S. \$385,000.00) executed by Grantee, payable to the order of American Pacific Mortgage Corporation. The Note is secured by a Vendor's Lien retained in favor of American Pacific Mortgage Corporation in this Deed and by a Deed of Trust of even date from Anthony Myrick to Allan B. Polunsky, TRUSTEE(S).**

**Property (including any improvements): LOT 57, BLOCK 22, NEW CITY BLOCK 18302, OF NEW TERRITORIES, UNIT 13, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9505, PAGE 9, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.**

**Reservations from Conveyance: NONE**

**Exceptions to Conveyance and Warranty:**

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office 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.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

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 shall become absolute.

The said Vendor's Lien and Superior Title herein retained in the amount of **THREE HUNDRED EIGHTY FIVE THOUSAND AND NO/100 DOLLARS (U.S. \$385,000.00)** are hereby transferred, assigned, sold and conveyed to **American Pacific Mortgage Corporation**, its successors and assigns, or heirs and assigns, as appropriate, the Payees named in said Note, without recourse on Grantor.

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

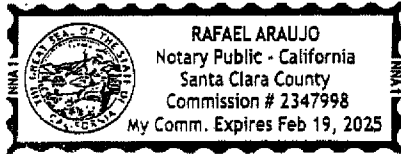
[Signature]  
Kun Zhang  
[Signature]  
Weina Mao

*Cal: Fornis*

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF Santa Clara

This instrument was acknowledged before me on the 5 day of October, 2023, by Kun Zhang and Weina Mao.



[Signature]

Notary Public, State of CA  
My Commission Expires: 02/19/2025  
Notary's printed Name: RAFAEL ARAUJO

**NOTICE:** This document affects your legal rights. Read it carefully before signing.

**AFTER RECORDING RETURN TO:**  
Anthony Myrick  
7703 Bent Branch, San Antonio, TX 78250.

**File Information**

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

**Document Number:** 20230185556  
**Recorded Date:** October 06, 2023  
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**Total Pages:** 3  
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**\*\* 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: 10/6/2023 3:33 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk