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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 THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

**THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF EL PASO §**

THAT, **IMPERIAL ARMS, LLC**, a Texas limited liability company, of 1209 Prospect, El Paso, Texas, 79902, Grantor, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged; **HAVE GRANTED, SOLD and CONVEYED**, and by these presents do **GRANT, SELL and CONVEY** unto **ST. ROGERS, LLC**, a Texas limited liability company, of 1505 Rim Road, El Paso, Texas 79902 (Grantee), all of the following described property in El Paso County, Texas, to-wit:

Lots 7 through 10 and the North 23.75 feet of Lot 6, Block 76, **ALEXANDER ADDITION**, an addition to the City of El Paso, El Paso County, Texas according to the City Block Map in the County Clerk of El Paso, Texas, and being municipally known and numbered as 1715 and 1717 N. Stanton, El Paso, Texas.

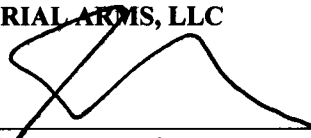
THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING EXCEPTIONS, TO-WIT:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
2. Standby fees, taxes and assessments by any taxing authority for the year 2017, and subsequent years.
3. 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.
4. Rights of parties in possession.
5. Easement to **EL PASO ELECTRIC COMPANY** recorded under Clerk's File No. 20100062093, Real Property Records, El Paso County, Texas.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its heirs, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

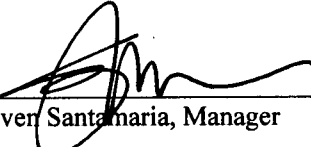
EXECUTED on this the 24 day of February, 2017.

IMPERIAL ARMS, LLC

By 
Robert F. O'Rourke, Manager

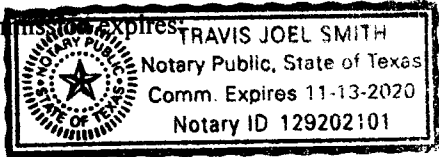
The undersigned Buyer hereby accepts and consents to the foregoing form of Deed including, but not limited to, the provisions concerning title exceptions contained therein, and acknowledges that same is in conformity with Buyer's intent, and the terms and provisions of same shall control in the event of any conflict with the contract Buyer has signed regarding the property described in the attached Deed. The undersigned also stipulates that he has examined the above described property and accepts it for all purposes in its present condition.

ST. ROGERS, LLC

By 
Steven Santamaria, Manager

THE STATE OF TEXAS §
§
COUNTY OF EL PASO §

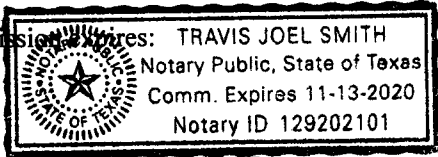
This instrument was acknowledged before me on the 24 day of February, 2017, by Robert F. O'Rourke, as Manager of Imperial Arms, LLC, a Texas limited liability company on behalf of said company.

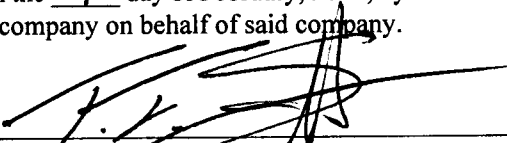
My commission expires: 
TRAVIS JOEL SMITH
Notary Public, State of Texas
Comm. Expires 11-13-2020
Notary ID 129202101


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE STATE OF TEXAS §
§
COUNTY OF EL PASO §

This instrument was acknowledged before me on the 24 day of February, 2017, by Steven Santamaria, as Manager of St. Rogers, LLC, a Texas limited liability company on behalf of said company.

My commission expires: 
TRAVIS JOEL SMITH
Notary Public, State of Texas
Comm. Expires 11-13-2020
Notary ID 129202101


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PREPARED IN THE LAW OFFICE OF:
SERGENT LAW FIRM, P.C.
6006 North Mesa, Suite 1000
El Paso, TX 79912

AFTER RECORDING RETURN TO:
ST. ROGERS, LLC
1505 Rim Road
El Paso, TX 79902

MAILING ADDRESS OF GRANTEE:

Doc # 20170014032
#Pages 2 #NFPages 1
2/27/2017 1:38 PM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$30.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded by document number in the Official Public Records of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

Delia Briones