

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 24, 2025

Grantor: Los Reyes Real Estate, LLC, a Texas limited liability company

Grantor's Mailing Address (including county): 1400 N. Redondo Dr., Austin,
Travis County, Texas 78721

Grantee: Tisun Properties, LLC, a Texas limited liability company

Grantee's Mailing Address (including county): 405 Happy Trail, Shavano Park,
Bexar County, Texas 78231

Consideration: TEN AND NO/100 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, and the further consideration of the execution and delivery by Grantee herein of its one certain promissory note of even date herewith in the principal sum of ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00), payable to the order of Los Reyes Real Estate, LLC, Grantor herein, as therein provided and bearing interest at the rate therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to Milton C. Beck, Trustee.

Property (including any improvements):

Lot 4 & Lot 28, Block 4, New City Block 2934, City of San Antonio, Bexar County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all conditions, restrictions, mineral and royalty reservations, and easements, if any, relating to the hereinabove-described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Bexar County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sell, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and 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 shall become absolute.

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

Los Reyes Real Estate, LLC, a Texas limited liability company

BY: Maria del Rosario Reyes Padilla
Maria del Rosario Reyes Padilla, Manager

STATE OF TEXAS
COUNTY OF

Bexar

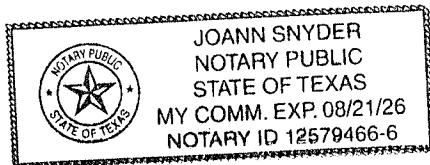
(acknowledgment)

This instrument was acknowledged before me on the 24th day of November 2025,
by Maria del Rosario Reyes Padilla, Manager of Los Reyes Real Estate, LLC, a Texas limited liability company, on behalf of said company..

Notary Public: check the appropriate box – and only one box – as applicable to this notarial act:

- ☐ This notarial act is a traditional notarization. The person(s) acknowledging is/are physically appearing.
- ☐ This notarial act is an online notarization. The person(s) acknowledging is/are appearing before me by an interactive two-way audio and video communication that meets the online notarization requirements under Subchapter C, Chapter 406, TX Government Code, and rules adopted under that subchapter.

[Signature]
Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:



AFTER RECORDING RETURN TO:
Tisun Properties LLC

PREPARED IN THE LAW OFFICES OF:
BECK & BECK
4940 Broadway, Suite 315
San Antonio, Texas 78209

Los Reyes Real Estate, LLC

Tisun Properties, LLC

By Allen Date 1/24/2025