

STATE OF TEXAS,)

COUNTY OF TRAVIS.) KNOW ALL MEN BY THESE PRESENTS:

That we, Clara E. Hubach, the same person as C. E. Hubach, a feme sole, of Burnett County, Texas, and Mamie C. Hubach, also known as M. C. Hubach, a feme sole, of Travis County, Texas, for and in consideration of the sum of Two Thousand One Hundred Sixty (\$2160.00) Dollars, to us cash in hand paid by Max J. Werkenthin of Travis County, Texas, the receipt of which is hereby acknowledged and confessed.

Have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Max J. Werkenthin, all that certain tract or parcel of land situated in Travis County, Texas, and more particularly described as follows:

Being 146.57 acres more or less out of the tract of 246.57 acres, being all of Survey No. 41, patented to the heirs of Thos. J. Robinson Abstract 569, part of Survey No. 41, patented to the ~~heirs of Thos. J. Robinson~~ Robinson, Abstract No. 670 and also part of Survey No. 40, patented to Matthew Cartwright, assignee of Wm. Wofford (the land hereby conveyed being wholly out of the said two Robinson Surveys), and being described by metes and bounds as follows:

Beginning at a point on the Colorado River, at mouth of branch, being most northerly northeast corner of the tract hereby conveyed, and also N E corner of tract sold by W. B. Anthony and C. B. Moreland by C. D. Walsh by deed recorded in Book 239, page 476, Travis County Deed Records;

Thence, up said branch along the line of tract sold to W. B. Anthony and C. B. Moreland by C. D. Walsh to a corner in the center of branch;

Thence, N. 60 deg. W. 420 varas to a corner in the center of Allen branch;

Thence up meanders of Allen Branch as follows: S. 23-3/4 deg. 31 3/4 varas; S. 15 1/2 deg. W. 60 varas; S. 10 deg. W. 109 3/4 varas, S 17 1/2 deg. E. 58 varas, S. 19 3/4 deg. W. 80 varas, S 8 1/2 deg. W. 54 1/2 varas; S. 26 3/4 deg. W. 41 3/4 varas; S. 12 3/4 deg. W. 25 varas, to a live oak stump at head of branch;

Thence with a line of fence S 19 1/2 deg. W. 976 varas to a cedar stump on the back of a deep ravine;

Thence in an Easterly direction along the upper ledge of rock bordering said deep ravine to the East line of Survey No. 42;

Thence with the dividing line between Surveys 41 and 42 S 30 deg. W. 616-3/4 varas to the S. W. corner of Survey No. 41;

Thence with the south line of survey No. 41, S. 60 deg. E. 233.68 varas to corner, being S. W. corner of 100 acres out of Survey 41 sold to Gertrude F. Klein by Ernest Cerilli, et al;

Thence N. 30 deg. E. 2045.2 varas to N. W. corner of said Klein 100 acres on Colorado River;

Thence in a westerly direction up Colorado River with a boundary of Survey 41 to place of beginning, and being the property conveyed to C. E. Hubach, et al, by Martha E. Cerilli, et vir by deed dated March 4, 1937, recorded Book 580, pages 106-108 of the Deed Records of Travis 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 Max J. Werkenthin, his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Max J. Werkenthin, his heirs and assigns against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Miss Mamie C. Hubach.

Burnett County, Texas.

Notary Public, Travis County, Texas.

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It is provided, however, that the conveyance hereby made is subject forever to the