

and the record thereof reference is here made for a more particular description of said note, and for all other pertinent purposes and for and in consideration of the payment of the said promissory note as aforesaid, the Kuntz-Sternenberg Lumber Company, now being the legal owners and holders of said note, do hereby release and acquit unto the said Edward J. Wilcox and wife, Billie N. Wilcox, of Travis County, Texas, all that certain tract or parcel of land lying and being situated in Travis County, Texas, and described as follows:

All of Lot Thirteen (13) and a part of Lots Five (5) and Twelve (12) of Block Forty-four (44), in Travis Heights Addition, according to the plat of said addition recorded in Vol. 3, page 15 of the Plat Records of Travis County, Texas, and being more fully described in said contract, to which said contract reference is here made for description, together with all improvements situated thereon free from the mechanic's lien given and declared on the said property in the said contract, and the said promissory note and said mechanic's lien are hereby cancelled and shall hereafter be held for naught.

In witness whereof, the said Kuntz-Sternenberg Lumber Company has caused these presents to be signed by F. W. Sternenberg, its Vice-President, and its common corporate seal affixed, all on this the 6th day of June, A.D. 1946.

KUNTZ'- STERNENBERG LUMBER COMPANY

By F. W. Sternenberg

Vice President

(Corp. Seal)

THE STATE OF TEXAS #

COUNTY OF TRAVIS # BEFORE ME the undersigned authority, on this day personally appeared F. W. Sternenberg, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he as Vice-President of the Kuntz-Sternenberg Lumber Company, executed the same for the purposes and consideration therein expressed, and that the same is the act of the said Kuntz-Sternenberg Lumber Company.

Given under my hand and seal of office this the 6th day of June A.D. 1946.

Josephine C. Haines

(Notary Seal)

Notary Public Travis County, Texas.

Filed for Record July 24, 1946 at 4:00 P.M.-----Recorded July 31, 1946 at 12:10 P.M.

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THE STATE OF TEXAS #

COUNTY OF TRAVIS # KNOW ALL MEN BY THESE PRESENTS:

That we, E. B. Calvin and wife, Agnes Calvin, for and in consideration of the sum of Forty-one Thousand Nine Hundred (\$41,900.00) Dollars to us in hand paid by Chas. A. Duffy, as below stated, have GRANTED SOLD AND CONVEYED AND by these presents do GRANT SELL AND CONVEY unto the said Chas. A. Duffy, of Travis County, Texas, all of those certain tracts or parcels of land, situated in the County of Travis and State of Texas, and more particularly described as follows:

1st. Tract: 570 acres, more or less, out of the Robert Harvey Survey of 660 acres, patented to the heirs of Robert Harvey, December 17, 1872, by Patent No. 221, Vol. 14 described by metes and bounds as follows: Beginning at the S.E. corner of the Henry S. Whitehead Survey No. 43, Thence N. 60 W. with the Whitehead line 672 vrs. to the S. W. corner of said Whitehead Survey, and the original N.W. corner of the Harvey Survey. Thence S. 30 W. 1454 vrs. to corner in line of fence on the E. side of Commons Ford Road. Thence with said line of fence parallel with said road, the meanders of said road being as follows: S. 26 1/2 E. 163 vrs. S. 4 E. 47, S. 44 E. 110, S. 23 1/2 E. 44, S. 64 E. 81, S. 44 E. 53 S. 77 1/2 E. 57, S. 84 E. 119, S. 74 E. 76 vrs. to the point where same intersects the line of the F. C. Pecht Survey. Thence with the line of said Pecht Survey N. 30 E. 172

vrs. to its N. cor. Stone Mound. Thence S. 60 E. with the E. line of Pecht Survey 950 vrs to its E. corner. Thence N. 30 E. 2200 vrs. to the S.E. corner of Survey No. 41, T. J. Robinson. Thence N. 60 W. passing the common corner of No. 41 and the Garmon 10.1 acre Survey 950 vrs. to the corner of the line of the Henry S. Whitehead Survey No. 43, Thence with the Whitehead line S. 30 W. 716 vrs. to the place of beginning.

2nd. Tract: All of the Alexander Ritcherson Preemption Survey fronting on the W. Bank of the Colorado River, about 10 miles N.W. from Austin, Texas, containing 160 acres patented to Alexander Ritcherson (name spelled Richardson in Patent) by Patent No. 601, Vol. 12, dated Oct. 31, 1881, which is said original patent is here referred to for description by metes and bounds.

3rd. Tract: All of the Henry S. White head Survey of 320 acres, Survey No. 43, situated on the W. Bank of the Colorado River Adjoining the A. Ritcherson Survey hereinbefore described, patented to Wm. H. Fowler, assignee by Pat. No. 228, Vol. 9 dated April 15, 1884, described as follows: Beginning at a stake, the N.W. corner of Survey No. 42, from which an elm brs. S. 19 W. 10 vrs. and another brs. S. 27 W. 15 vrs. Thence with the meanders of the Colorado River N. 57 W. 100 vrs. N. 71 W. 300 vrs. S. 82 W. 95 vrs. S. 61 W. 43 vrs. to a stake on the W. bank of the Colorado River, from which an ash brs. S. 51 W. 10 vrs. and another brs. S. 48 1/2 E. 5 vrs. Thence C. 30 W. 2474 1/2 vrs. to stake for corner from which a Live Oak brs. N. 72 1/2 E. 37 vrs. and another brs. S. 89 E. 87 vrs. Thence S. 60 E. 672 vrs. stake for corner. Thence N. 30 E. 2747 1/2 vrs. to place of beginning.

4th. Tract: 80 acres, more or less, out of the upper T. J. Robinson Survey No. 42, adjoining the Henry S. Whitehead Survey No. 43, above described, being the same land conveyed to Hugh Allen by Stephen Garmon and wife, Martha C. Garmon by deed dated Jan. 28, 1905, recorded in Book 202, pages 235-238, Deed Records of Travis County, Texas, reference to which is hereby made for more particular description.

5th. Tract: 10 1/10 acres patented to S. Garmon by the State of Texas by Pat. No. 229 Vol. 27, dated Sept. 28, 1903 and recorded in Book 191, page 449, Deed Records of Travis County, Texas, to which said patent and record thereof, reference is here made for a more particular description.

6th. Tract; 38-45/100 acres of land, the N.E. part of Survey 40 Tyler Tap Railway Co. Survey, Cert. 472, patented by the State of Texas to J. F. Clark, June 10, 1914, said patent recorded in Deed Records of Travis County, Texas, Book 267, page 168, described by metes and bounds as follows: Beginning at a Rock Mound, the S.E. corner of the Thos. Bird Survey on the W. line of the Robert Harvey Survey. Thence S. 30 W. with the Harvey Line 462 vrs. to a stake for corner on the N. side of Commons Ford Road. Thence with the said Road N. 39 W. 35 vrs. N. 69 W. 125 vrs. N. 87 W. 137 vrs. N. 66-30 W. 102 vrs. N. 40 W 71 vrs. to the corner on the Common line of surveys Nos. 39 and 46, Tyler Tap Railway Co. Thence with said line N. 30 E. at 561 vrs. corner on S. line of the Thos. Bird Survey, Thence with said line S. 60 E. 447 vrs. to the place of beginning.

7th Tract: 77 acres out of the Thos Bird Survey of 207 acres patented Sept. 17, 1908, Patent No. 623, Vol. 16, recorded in the Deed Records of Travis County, Texas, in Book 231, page 471, said 77 acres herein conveyed being described by metes and bounds as follows: Beginning at the S.E. corner of the Alexander Ritcherson Survey on the line of the H. S. Whitehead Survey; Thence S. 30 W. 992 vrs. to the original S.E. corner of the Thos. Bird Survey, being also corner of the 38-45/100 acres patented to J. F. Clark and hereinbefore described. Thence N. 60 W. 447 vrs. to another corner of said 38-45/100 acres. Thence with the line of J. F. Clark's Bruton Springs Sub-division N. 30 E. 992

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vra to corner of the line of Alexander Ritcherson Survey. Thence S. 60 E. 447 vra. to the plat of beginning; and being all of the land now under fence, together with all portions of the above mentioned tracts that may be outside of such fence; together with all improvements thereon situated; and being the same tracts of land conveyed by W. D. Brooks and wife Annie H. Brooks to E. B. Calvin, by deed recorded in Book 594, pages 113-115 of the Deed Records of Travis County, Texas, to which deed and its record reference is here made and it is made a part hereof for all necessary purposes.

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 Chas. A. Duffy, 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 premises unto the said Chas. A. Duffy, his heirs ^{and} assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof.

The consideration for this conveyance is as follows:

(1) Fourteen Thousand Nine Hundred (\$14,900.00) Dollars cash to us in hand paid by the said Chas. A. Duffy, the receipt of which is hereby acknowledged and confessed, and for which no lien, either expressed or implied, is retained or shall exist.

(2) The execution and delivery to us by the said Chas. A. Duffy, of one promissory note in the principal amount of Twenty-seven Thousand (\$27,000.00) Dollars, of event date, payable to the order of E. B. Calvin, with interest from date at the rate of four (4%) per cent per annum, payable as follows: Fourteen Thousand (\$14,000.00) Dollars and interest on or before twelve (12) months after date, and Thirteen Thousand (\$13,000.00) Dollars and interest on or before twenty-four (24) months after date, both principal and interest payable at Austin, Travis County, Texas, and containing a ten per cent attorney's fees clause.

The vendor's lien is retained against the above described premises for the security and until full and final payment of the above described note, when and whereupon such payment this deed shall become absolute.

WITNESS our hands this the 23 day of July, 1946.

E. B. Calvin

\$46.80 U. S. Int. Rev. Stamps Can.

Agnes Calvin

THE STATE OF TEXAS #

COUNTY OF TRAVIS # BEFORE ME, the undersigned authority, on this day personally appeared E. B. Calvin and wife Agnes Calvin, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said E. B. Calvin acknowledged to me that he executed the same for the purposes and consideration therein expressed. And the said Agnes Calvin, wife of the said E. B. Calvin, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Agnes Calvin, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this 23rd day of July, 1946.

E. Ahlgrim

(Notary Seal)

Notary Public in and for Travis County, Texas.

Filed for Record July 24, 1946 at 4:00 P.M.---Recorded July 31, 1946 at 12:55 P.M.

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