

Erskine, administrator,  
 of the estate of  
 John P. Erskine, deceased.  
 to  
 James F. Ellison, and  
 John O. Dewees.

ALSO.

Henry Maney,  
 Mary Maney,  
 J. M. Miller, Sr.,  
 M. J. Miller,  
 W. H. Burges,  
 Agnes A. Burges,  
 J. H. Erskine,  
 B. H. Erskine,  
 W. E. Erskine,  
 J. F. Erskine,  
 J. H. Erskine, attorney in fact  
 for Eleanor P. Anderson,  
 A. M. Erskine,  
 A. T. Erskine,  
 Igg Erskine,  
 Robert T. Erskine,  
 M. H. Erskine,  
 C. H. Ehringhaus, by A. M. Erskine,  
 attorney in fact.

to  
 James F. Ellison, and  
 John O. Dewees.

Administrator's Deed.  
 Dated December \_\_\_\_\_, 1876.  
 Filed for record January 1st, 1878.  
 Recorded in book 609, 610, 611 and 612 p.  
 Acknowledged on the 22nd day of December  
 1876, before C. L. Arbuckle and on the  
 13th, day of Dec. 1876, and on the 2nd  
 day of Dec. 1876. Ack. of A. M. Erskine,  
 administrator in statutory form. Ack.  
 of Henry Maney in statutory form; Ack.  
 of Mrs. Mary M. Maney wife of H. Maney  
 fails to state that she was known to the  
 officer, but in other respects is in sta-  
 tutory form; acknowledgement of J. M.  
 Miller, Sr., and W. H. Burges in statutory  
 form; acknowledgment of Mrs. M. J. Miller  
 wife of J. M. Miller, Sr., and Agnes A. Bur-  
 ges fails to state that they were known  
 to the officer, the acknowledgement ~~is~~ in  
 other respects is in statutory form; ~~the~~  
 acknowledgement of J. H. Erskine, for himself  
 and as attorney in fact for B. H. Erskine,  
 W. E. Erskine and J. F. Erskine, and  
 Eleanor P. Anderson, M. H. Erskine, and A.  
 M. Erskine for himself and attorney in  
 fact for C. H. Ehringhaus is made by J.  
 Mason Miller, Jr., a subscribing witness,  
 but the certificate fails to show that  
 J. M. Miller, Jr., the said subscribing  
 witness was known to the officer and the  
 acknowledgement in other respects is very  
 ambiguous. The acknowledgement of A. T.  
 Erskine, Igg Erskine and Robert T. Erskine  
 is made by the oath of Arthur Muncy and is  
 in statutory form.  
 Consideration \$11,666.66, \$7,177.20 in  
 cash and the balance of \$4,489.46 payable  
 on the 15th day of December 1877 with inte-  
 rest from Dec. 15th, 1877, at the rate of  
 12% per annum.



Description and remarks:-

Conveys, "all the right and title of the said John P. Erskine, deceased, in and to the following parcel of land, situated in the County of Guadalupe and State of Texas, being 1502-2/3 acres, more or less, of the Jose de la Baume 6 league survey, reserved in a former sale to Ellison and Dewees, excepting 133-1/3 acres belonging to the heirs of Michael Erskine and Agnes D. Erskine. Said 1636 acres are set forth in the following metes and bounds, beginning at the N. E. corner of a tract of 443 acres conveyed by Michael Erskine to J. M. Miller, from which a live oak 24 inches bears S. 66-1/2° E. 25 varas and a live oak 10 inches N. 82-1/2° W. 18 varas thence S. 15° W. 2280 varas to the S. E. corner of said tract, from which a post oak 4 inches bears N. 73° E. 14-2/5 varas and a post oak 15 inches N. 5° W. 12 varas; thence S. 10-1/2° E. 1300 varas and a post oak 15 inches N. 5° W. 12 varas thence N. 47° E. 1-3/5 varas and a black jack 12 inches W. 7-4/5 varas; thence S. 58° E. 1670 varas to a post oak 10 inches in diameter standing near the cotton wood spring marked with 9 chops; thence S. 49-1/2° E. 424 varas across a marsh to a stake from which a live oak 24 inches in diameter bears N. 5° E. 65-1/2 varas; thence N. 32° E. 3800 varas to a stake on the bank of the Guadalupe river from which a hackberry 8 inches bears N. 22-1/2° W. 2-2/5 varas and a sycamore 14 inches in diameter bears N. 52° W. 3-3/4 varas; thence up the river with its meanders to the beginning, reserving, however, the land that is embraced in the limits of the present graveyard, for a place of sepulture for the immediate relatives of the said John P. Erskine, with the privilege of keeping the same enclosed."