

John O. Dewees.  
to  
W. Pierce.

Warranty Deed.

Dated January 14th, 1878.  
Filed for record January 15th, 1878.  
Recorded in book # "O" pages 636 & 637.  
In office of County Clerk of Guadalupe  
County, Texas.  
Acknowledged before Goerge W. Caldwell  
Notary Public of Bexar County, Texas on  
January 14th, 1878.  
In statutory form.  
Consideration \$29,000.00 to be paid as  
follows; \$4500.00 to be paid on the  
1st of April, 1878; \$4000 to be paid on  
the 1st of July, 1878; \$6500 to be paid  
July 1st, 1879; \$7000 to be paid July 1st,  
1880, and \$7000 to be paid 1st of July  
1881, by Thomas W. Pierce, evidenced by  
money notes bearing interest at 7% until  
paid.

Description and remarks:-

Conveys " an undivided one-half interest in and  
to the tract of land situated in Guadalupe and Gonzales Counties on the  
Guadalupe River and known as the Jose de La Baume 6 leagues. The interest  
hereby conveyed being one-half of 19136 acres, more or less, and is a one-  
half interest in the portions mentioned and particularly described in the  
following named deeds which are herewith referred to and the same are made  
part and parcel of this conveyance, both as to metes and bounds and more  
fully described, viz: a deed from M. J. Miller, Sr., W. H. Burges, Agnes  
Burges, Eleanor P. Anderson, M. H. Erskine, A. M. Erskine, and C. H.  
Springhaus by her attorney in fact A. M. Erskine, on the 15th day of December  
1876; also a deed from A. M. Erskine, administrator of the estate of John  
Erskine, deceased, December 26th, 1874; also a deed from A. M. Erskine,  
administrator of the estate of John P. Erskine, deceased, December 1876, the  
last named deed is also signed by Henry Maney, Mary M. Maney, J. M. Miller,  
Sr., M. J. Miller, W. H. Burges, Agnes A. Burges, J. H. Erskine, B. H.  
Erskine, W. C. Erskine, J. F. Erskine by J. H. Erskine, Eleanor P. Anderson,  
M. H. Erskine, Igg Erskine, Robert T. Erskine, M. H. Erskine, and C. H.  
Springhaus by her attorney in fact A. M. Erskine; and another deed from  
J. F. Ellison to Vendor, dated the 8th day of January 1878, one of said  
deeds is recorded in deed book O. of Guadalupe County on pages 607, 608, 609;  
another in same book on pages 609, 610, 611, and 612; another in book M.  
on pages 552, 553, 554, and 555 and the other in deed book O. pages 618 and  
619."

Further remarks. A Vendor's Lien is retained to secure the purchase  
money.

John O. Dewees.

