

A. M. Erskine, administrator
of the estate of John P. Erskine,
deceased.

to

Ellison & Dewees.

Administrators Deed.

Dated December 21st, 1874.

Filed December 28th, 1874.

Recorded in book M. pages 552, 553 and 554.
Acknowledgement taken before C. L. Arbuckle
Clerk of the District Court of Guadalupe
County, December 28th, 1874, .

In statutory form.

Consideration \$21,000.00, \$12,000 cash and
the balance of \$9,000 to be paid on the
1st day of January 1875.

W. H. Erskine

Description and remarks:-

Convey all the right and title of the said John P. Erskine, deceased, in and to the following tract of land situated in the Counties of Guadalupe and Gonzales, being a portion of survey of 6 leagues of land granted to Jose de La Baume, the portion herein conveyed being more particularly described as follows, beginning at a large stone set for the S. W. corner of the Jose de La Baume 6 leagues survey; thence with the West Line of said 6 leagues N. 8870 varas to a large stone on the S. line of survey No. 13 granted to Green DeWitt from which a post oak 12 inches in diameter bears S. 85°W. 4 varas and a black jack 14 inches bears N. 45E. 7 varas; thence with the S. line of the Green DeWitt league East 875 varas to a stone set for the S. E. corner of said league from which a black jack 7 inches in diameter bears N. 7°E. 9-1/2 varas; thence with the East line of said league N. 4030 varas to the S. W. corner of a tract of 123 acres conveyed by Michael Erskine to J. M. Miller from which a post oak 10 inches bears S. 67-1/2°E 12 varas and a post oak 15 inches bears N. 35°E. 11 varas thence with the S. line of said 123 acres E. 2280 varas to its S. E. corner from which a post oak 15 inches bears N. 5°W. 12 varas and a post oak 10 inches S. 73°E. 14-2/5 varas; thence S. 10-1/2°E. 13000 varas to a stake from which a hickory 8 inches in diameter bears N. 47°E. 1-3/5 varas and a black jack 12 inches bears N. 7-1/5 varas; thence S. 58°E. 1670 varas to a post oak 10 inches in diameter marked with a blaze on two sides and with 9 chops standing about 40 varas N. of the Cotton wood spring, thence S. 49-1/2°E across the spring branch and over marshy ground 424 varas to a stake standing about 12 varas N. of a natural mound from which a live oak 24 inches in diameter bears N. 39-1/2°E. 65-1/2 varas; thence N. 32°E. at 700 varas crossing spring branch 1100 varas enter prairie 3150 varas to timber on river, 3800 varas to a stake on the S. 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 varas N. 32°W. 3-1/5 varas; thence down the river with its meanders to the upper corner of a tract of 891-1/2 acres decreed to the heirs of Michael Erskine and Agnes D. Erskine, by the District Court of Comal County, at its regular May Term, 1874, in the suit of Donegan vs. J. P. Erskine, et. als. from said corner a box elder bears N. 60°W. 5 varas and a box elder bears N. 48°E 6 varas; thence with the West line of said survey of 891-1/2 acres S. 12478 varas to the S. W. corner of said survey, a stake on the S. boundary line of said 6 leagues from which a post oak marked thus X bears N. 57°E. 9 varas and a post oak 10 inches marked with three chops S. 71°E. 25 varas ((for more particular description of the last 2 corners and the last course reference is hereby made to a plat of the aforesaid 891-1/2 acres made by J. P. Hector and filed in the above named suit)).; thence with the S. line of the 6 leagues W. 8114 varas to the beginning, containing 17,700 acres more or less.

Further remark. Report of sale and order of confirmation attached to the deed.

A. M. Erskine, administrator of the
Estate of John P. Erskine, deceased.