

FRED MATTHIES-----AND-----SUE E. DENMAN.

Exchange of land, filed Aug. 31, 1917 and recorded in
Deed Record Book 51, pages 156-157.

The State of Texas, |

County of Bexar |

KNOW ALL MEN BY THESE PRESENTS:-

That we, the undersigned, Fred Matthies and Meta H. Matthies, wife of the said Fred Matthies, in exchange for the land hereinafter conveyed, to us, have granted, bargained, sold and conveyed and do by these presents grant, bargain, sell and convey unto Sue E. Denman Independent Executrix of the estate of Leroy G. Denman, deceased, the following described tract of land situated in the county of Guadalupe and State of Texas, viz: 23 acres of land out of the Jose de la Baume survey on the south side of the Guadalupe River, about 14 miles east of Seguin, near the east line of Guadalupe County, BEGINNING on a point about 800 varas south 76° East from the black jack Spring in the Gonzales road where said road turns from a southerly curve abruptly N. 20 $\frac{1}{4}$ ° E. 109 varas; THENCE N. 87° E. 500 varas, S. 81° E. 100 varas, S. 56° E. 140 varas S. 40 $\frac{1}{2}$ ° East 237 varas to a stake set in cluster of sand oaks, black jack and hackberry on S. side of road; THENCE N. 81 $\frac{1}{4}$ ° W. 920 varas to beginning, the beginning corner is a post where road makes the said abrupt curve as above. Together with all improvements thereon and all

FRED MATTHIES-----AND-----SUE E. DENMAN.

Exchange of land, in Deed Bk. 51, p. 156-157....Contd 1.

the rights and appurtenances thereunto in anywise belonging.

TO HAVE AND TO HOLD (warranty Clause)

And the undersigned Sue E. Denman, Independent Executrix estate of Leroy G. Denman, deceased, in exchange for said land has granted, bargained, sold and conveyed and do by these presents bargain grant, sell and convey unto the said Fred Matthies the following described tract of land situated in Gonzales County, Texas, out of the Jose de la Baume survey being a portion of the Leroy G. Denman tract now lying south of the lower Seguin-Gonzales road described by metes and bounds as follows: BEGINNING at a fence corner post 36 feet west from the west line of Herman Soefge tract, 20 feet south from the center of the lower Seguin-Gonzales road where the Leesville road intersects the same. THENCE south 78° 16' West 580 feet; S. 83° 49' W. 775 with south boundary line of said Seguin-Gonzales road; THENCE south 365 ft; THENCE S. 88° 21' E. 1364 feet to the west boundary line of the Leesville road; THENCE North 255 feet, N. 3 W. 351.5 ft with the west boundary line of the Leesville road to the place of beginning, containing 14-66/100 acres of land.

TO HAVE AND TO HOLD (Regular Warranty Clause)

FRED MATTHIES-----AND-----SUE E. DENMAN.

Exchange of land, in Deed Bk. 51, p. 156-157...Contd 2.

This exchange of lands is made in consumation of an agreement made between the said Leroy G. Denman during his lifetime with said Fred Matthies.

(Signed) Fred Matthies
Meta H. Matthies.
Sue E. Denman.

KNOWLEDGMENT of Fred Matthies and wife Meta H. Matthies taken by J.M. Woods, Notary Public, Guadalupe County, Texas, on July 31st 1917, in statutory form, seal attached; and that of Sue E. Denman as Independent Executrix of the estate of Leroy G. Denman, deceased, taken by P.J. Graves, Notary Public, Harris County, Texas, on August 8th 1917, in statutory form, seal attached.