

WARRANTY DEED Joe Ney et al to Eugene Halbardier.

The State of Texas)
County of Medina)

Know all men by these presents: That we, Joe Ney, Louis Scherrer and August J. Mangold of the County of Medina State of Texas, for and in consideration of the sum of Thirty & 00/100 Dollars, to us in hand paid by Eugene Halbardier, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Eugene Halbardier, of the County of Medina and State of Texas, all that certain Parcel of land situated in the town of Castroville, Medina County, State of Texas, known and designated on the map of said town as Lot No. (1) one, in Block No. (2) two, Range (9), nine.

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 Eugene Halbardier, his heirs and assigns forever; and we do hereby bind ourselves, heirs, executors and administrators to warrant and forever defend, all and singular the said premises unto the said Eugene Halbardier his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands at Castroville, Texas, this the 25th day of June, A. D. 1913.

Joe Ney
Louis Scherrer
Aug. J. Mangold

The State of Texas)
County of Medina)

Before me, J. O. Holzhaus a Notary Public in and for said County and State, on this day personally appeared Joe Ney, Louis Scherrer and Aug. J. Mangold, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 26th day of June, A. D. 1913.

(Seal)

J. O. Holzhaus
Notary Public in and for Medina Co., Texas.

Filed for Record the 12th day of June, A. D. 1925, at 4 o'clock P. M.,

Recorded this 13th day of June, A. D. 1925, at 2:50 o'clock P. M.

S. A. Jungman
Clerk County Court, Medina County, Texas.

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GUARDIAN'S DEED John Burger Guardian to Mrs. Louisa Burger.

The State of Texas)
County of Medina)

Whereas, by an order of the County Court of Medina County, Texas, sitting in matters of probate made at a regular term of said Court, to-wit: on the 11 day of April, A. D. 1925, directing the sale of the lands or interests in lands hereinafter mentioned, belonging to the estate of Adolph Burger, non compos mentis, guardianship of which is pending in said Court, upon an application for an order to sell land belonging to said estate made to said Court on the 25th day of March, A. D. 1925, I, John Burger, guardian of the estate of said Adolph Burger, non compos mentis, did, on the 13th day of April, A. D. 1925, at LaCoste in said Medina County, Texas, sell to Mrs. Louisa Burger, at Private sale, the undivided interest of the said Adolph Burger in and to the tracts of land hereinafter described, for the sum of Three Thousand Dollars, to be paid in cash, in accordance with said order of Court made on the 11th day of April, A. D. 1925, as aforesaid. And, Whereas, the report of said sale, having been duly made and filed therein on the 15th day of April, A. D. 1925, was on the 21st day of May, A. D. 1925, in all respects approved and confirmed by the decree of said Court; and the bond of said guardian in the sum of Six Thousand Dollars, as required by law, was also by said Court approved, and the said guardian was directed and ordered to

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Burger. Thence South with division line 2235 varas to the place of beginning.

Second Tract: 163-5/10 acres of land, out of Survey No. 194, Levi McClure, on South bank of Medina river. Beginning at a rock set on S. bank of Medina River for N. W. corner of this survey. Thence South along E. margin of LaCoste Road at 3804 varas to stake on Railroad reservation fence. Thence N. 60° E. with Railroad fence to a stake on division line of Angelina Burger. Thence North with said division line 3349 varas to a stake on S. bank of Medina River. Thence up the Medina River with its meanders to place of beginning.

Third Tract: 410 acres of land, being 109 acres out of Survey No. 66, Wm. Hawkins; 261 acres out of Survey No. 417, Dolly Smitherman; and 40 acres out of Survey No. 65, Wm. Hawkins. Beginning at a stake on the west side of a 40-foot road for the N. E. corner of Rolf Balzen's 200-acre tract, from which a mesquite 4" dia. brs. S. 4° E. 10-2/5 varas and a mesquite 6" dia. brs. S. 78° W. 29 varas. Thence West 1330 varas to a stake for the N. W. corner of Jac. Biediger's 200-acre tract, from which a L. O. 4" dia. brs. N. 53° W. 17 varas, and a mesquite 6" dia. brs. N. 51 1/2° W. 3 varas. Thence North 940 varas to a stake on the S. side of a 30 foot road from which a mesquite 4" dia. brs. S. 38° E. 28 varas, and a mesquite 6" dia. brs. S. 30° W. 22-4/5 varas. Thence East with the South side of said road 440 varas. Thence N. 88 1/2° E. 1344 varas to a stake, from which a mesquite 6" dia. brs. S. 27° W. 28 1/2 varas, and a mesquite 5" dia. brs. N. 41 1/2° E. 16 1/2 varas. Thence North with the East side of said road 138 varas to a stake from which a mesquite 6" dia. brs. S. 12° E. 20 1/2 varas, and a mesquite 5" dia. brs. S. 86° E. 14 varas. Thence East with the South side of said road 546 varas to a stake 14.4 varas West from the N. W. corner of Max Reicherzer 453 acre tract. Thence South with the West side of said 40-foot road 1118 varas to the place of beginning.

Fourth Tract: 63 acres of land, more or less, being all of the Hubert Burger Survey No. 114, except about 22 acres out of the same owned by Angelina Burger.

Fifth Tract: 60 acres of land out of Surveys Nos. 3/17 and 5/17, I. & G. N. Ry. Co., and being all of Farm Lots Nos. 79 and 80, except 20 acres off the East side of said two Farm Lots, which 20 acres is owned by Angelina Burger. The said two Farm Lots Nos. 79 and 80 being described by metes and bounds as follows: Beginning at the S. E. corner of Farm Lot No. 80, distant N. 554 varas and west 448 varas from the original S. E. corner of said Survey No. 5/17, a hackberry 10" dia. brs. S. 28° W. 2 1/4 varas, for the S. E. corner of this tract. Thence West at 261 varas the N. W. corner of Farm Lot No. 82, 567 varas to a rock, from which a hackberry 12" brs. N. 80° W. 6-1/5 varas, for the S. W. corner of this tract. Thence North 797 varas to a rock, from which a mesquite 8" brs. S. 45° W. 8-2/5 varas, for the N. W. corner of this tract, Thence East 576 varas to a rock from which a mesquite 6" brs. N. 32 1/2° W. 13-2/3 varas, and a mesquite 6" dia. brs. N. 36 1/2° E. 13-1/5 varas, for the N. E. corner of this survey. Thence South 797 varas to the place of beginning.

The intention of this instrument is to convey unto the said Mrs. Louisa Burger all and singular the interest and share of the said Adolph Burger, non compos mentis, in and to the real estate belonging to the estate of Hubert Burger, deceased, whether the lands are hereinabove correctly described as to metes and bounds, survey numbers, and number of acres embraced therein, or not.

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Mrs. Louisa Burger, and to her heirs and assigns forever.

Witness my hand, this 26th day of May, A. D. 1925.

(U.S.Int.Rev.Stamps \$3.00)

John Burger
Guardian of the estate of Adolph Burger,
Non Compos Mentis.