

60 ANDREAS, V. B. QUITCLAIM DEED ANTHONY DEAIN

003

0023-0062-0011-040

RIO GRANDE

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THE STATE OF TEXAS, }  
County of El Paso.

KNOW ALL MEN BY THESE PRESENTS: THAT

I, V. B. Andreas,

of the County of El Paso, State of Texas, for and in consideration of the sum of One and no/100 (\$1.00) - - - - - DOLLARS,

to me in hand paid by the United States of America, in pursuance of the provisions of the Act of June 17, 1901 (32 Stat. 388) - - - - -

of the County of \_\_\_\_\_, and \_\_\_\_\_, the receipt whereof is hereby acknowledged, do by these presents Bargain, Sell, Release and Forever Quit-Claim, unto the said

The United States of America and its - - - - -

hereby assigns all my right, title and interest in and unto that tract or parcel of land lying in the County of El Paso, and State of Texas, described as follows, to-wit:

All that portion of a tract of land owned by grantor which is included within the right of way of the Anthony Drain between station 0 + 00 and station 35 + 09.7, said right of way being (50) fifty feet wide on the east side and seventy feet (70') wide on the west side of the center line of the Anthony Drain as located on the ground by the United States Reclamation Service engineers and situated in the north half of the northwest quarter, Section eleven (11), and the south half of the southwest quarter, section two (2) and the east half of the southeast quarter of section three (3), township twenty-seven (27) south, range three (3) east, New Mexico Principal Meridian; beginning at the northwest corner of the land herein described, which is a point on the property line between the Grantor herein and Annie Mitchell, from which point the southeast corner of said sec. 3 bears south 21°46' east 1685.2 feet; running thence north 89°42' east 133.9 feet along the property line between the Grantor herein and Annie E. Mitchell; thence south 26°40' east 1451.9 feet; thence to the left along a curve of 428.3 feet radius 471.9 feet, measured on 100-foot chords; thence south 89°55' east 1430.8 feet; thence south 14°35' east 724 feet along the west right of way line of the east drain of the Rio Grande project; thence north 89°55' west 1677.8 feet along the property line between the Grantor herein and Annie E. Mitchell to a point on a curve at which the tangent to the curve bears north 65°15' west, from which point the northwest corner of said sec. 11 bears north 83°12' west 315.3 feet; running thence to the right along a curve of 548.3 feet radius 368.8 feet measured on 100-foot chords; thence north 26°40' west 1511.4 feet to the point of beginning; said tract of land containing 7.3 acres, more or less; and said land not being homestead property;

TO HAVE AND TO HOLD all my right, title, interest, estate and claim in and to the said premises, together with all and singular, the rights, privileges and appurtenances to the same in any manner belonging, unto the said the United States of America and its - - - - -

hereby assigns forever.

WITNESS my hand this the 14th day of June, A. D. 1918

V. B. ANDREAS

Witnesses at Request of Grantor:

Correct as to Engineering Data

QUIT-CLAIM DEED

SINGLE AND WIFE'S SEPARATE  
ACKNOWLEDGMENTS

TO

Filed for record, this

1918, at

day of

o'clock and minutes M.

Clerk.

Deputy.

El Paso

THE STATE OF TEXAS, }

COUNTY OF EL PASO, }

Before me, Geo W Hoadley Notary Public in and for

El Paso County, Texas, on this day personally appeared  
V B Andreas

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 14th day of June, A. D. 1918

My com ex June 1st/19

GEO W HOADLEY

Notary Public in and for  
El Paso Co Tex

THE STATE OF TEXAS, }

COUNTY OF EL PASO, }

Before me, in and for

El Paso County, Texas on this day personally appeared wife of

known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she, the said acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this day of A. D. 19

THE STATE OF TEXAS, }

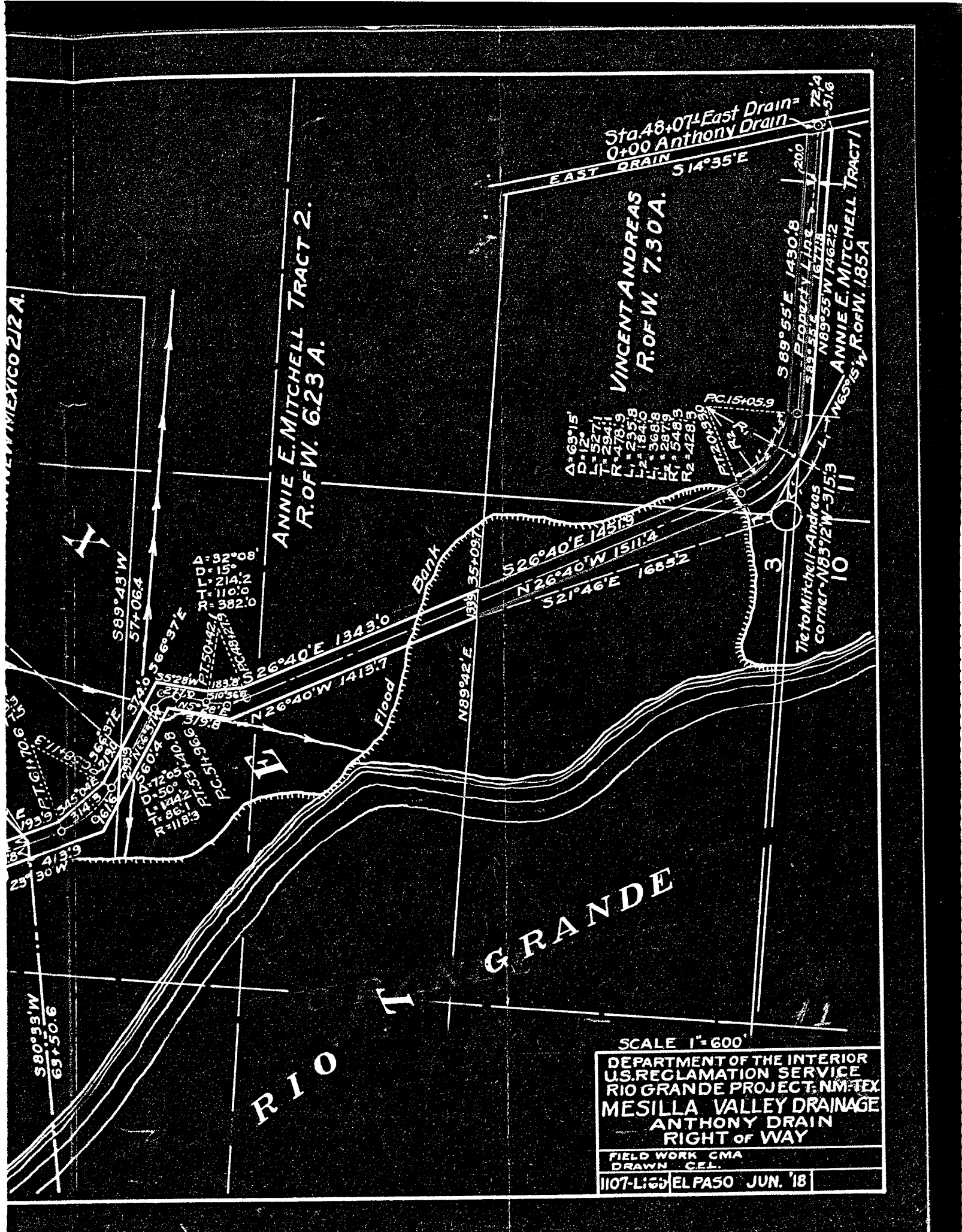
COUNTY OF EL PASO, }

I M. D. Greet Clerk of the County

Court of said County, do hereby certify that the above instrument of writing, dated on the 14th day of June, A. D. 1918 with its certificate of authentication, was filed for record in my office this 29 day of Aug, A. D. 1918, at 8:20 o'clock A. M. and duly recorded the 30 day of Aug, A. D. 1918, at 3:35 o'clock M. in the records of said County, in Volume 320 on Pages 540

Witness my hand and the seal of the County Court of said County, at office El Paso Texas, the day and year last above written.

(Sgd.) M. D. Greet  
Clerk County Court, El Paso County, Texas.  
By J. W. Amador, Deputy.



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C.W.H.

line between the Grantor herein and Vincent Andreas, from which point the southeast corner of said section three bears south 21°46' east, 1685.2 feet, running thence north thence north 5°38' east, 319.8 feet; thence north 66°37' west, 560.4 feet; 26°40' west, 1413.7 feet; thence north 89°43' east, 298.9 feet along the property line between the Grantor herein and A. A. Howell, from which point the northeast corner of said section three (3) bears north 37°03' east, 2419.2 feet; thence south 66°37' East, 374 feet; thence south 5°28' west, 277 feet; thence south 10°36' east 183.8 feet; thence south 26°40' east, 1343 feet; thence south 89°42' west, 133.9 feet along the property line between grantor herein and Vincent Andeas to point of beginning. Said tract containing 6.23 acres, more or less.

TO HAVE AND TO HOLD all my right, title, interest, estate and claim in and to the said premises, together with all and singular, the rights, privileges and appurtenances to the same in any manner belonging, unto the said The United States of America and its assigns forever.

WITNESS my hand this the 30th day of November, A. D. 1918

Witnesses at request of grantor — Annie E. Mitchell.

THE STATE OF TEXAS, )  
COUNTY OF HAMS. ) Before me, R. W. Franklin, a Notary Public in and for Hams County, Texas, on this day personally appeared Annie E. Mitchell known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 26th day of December, A. D. 1918

TO HAVE AND TO HOLD all my right, title, interest, and claim in and to the said premises, together with all and singular, the rights, privileges and appurtenances to the same in any manner belonging, unto the said The United States of America and its assigns forever.

WITNESS my hand this the 30th day of November, A. D. 1918

Annie E. Mitchell.

Witnesses at request of grantor —

THE STATE OF TEXAS, )  
COUNTY OF HAMS )

Before me, R. W. Franklin, a Notary Public in and for Hams County,

Texas, on this day personally appeared Annie E. Mitchell known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 26th day of December, A. D. 1918

(Notarial Seal)

R. W. Franklin.  
Notary Public  
Hams County, Texas.

Filed for record Mar. 8, 1919, at 8:15 A.M.) W. D. Greet County Clerk.

And recorded Mar. 12, 1919, at 1:55 P.M.) By *Florence C. Rock* Deputy

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THE STATE OF TEXAS )  
COUNTY OF EL PASO. )

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That I, Stanley Bevan of the County of El Paso, State of Texas for and in consideration of the sum of One and no/100 (\$1.00) Dollar. to me in hand paid by the United States of America, pursuant to the Act of June 17, 1902 (32 Stat. 388) and acts amendatory thereof and supplemental thereto the receipt whereof is hereby acknowledged, do by these presents Bargain, Sell, Release and Forever

DEPARTMENT OF THE INTERIOR  
UNITED STATES RECLAMATION SERVICE

El Paso, Texas, SEP 30 1918, 19

Project Manager to the Director and Chief Engineer (through Chief of Construction).

Subject: Forwarding ~~contract for approval.~~ **denation deed for acceptance.**

The contract described below is forwarded herewith.

~~Agreement~~ **Deed** dated **June 14, 1916** **Rio Grande** Project.

Executed by **V B Andreas**

~~with~~ **to United States of America**

Estimated amount involved, \$ **0** (See Reverse, Par. 3.)

Purpose of agreement: **Authority 6--**  
**Denation of right of way for Anthony drain.**

Inclosures listed on reverse. (See Par. 5.)

Advise Chief of Construction, Denver, Colo., and Project Manager  
at **El Paso, Texas,** and **District Council**

at **El Paso, Texas,** of the approval of the above.

**Incls: Original deed,  
Certificate as to title,  
1 blueprint.**

**E M LA SOB**

(Signature.)

Denver, Colo., , 19

It is recommended that the above-described contract be approved

Inclosures:

..... copies of contract. \_\_\_\_\_  
..... copies of form letters of transmittal. *Chief of Construction.*

Washington, D. C., **OCT 22 1918**

Contract (and bond, if any), was approved by

on **OCT 16 1918**

**A. P. Davis,**  
**OCT 5 '18 87460 Director & Chief Engineer.**

(Over.)

CH

El Paso, Texas, August 27, 1918.

County Clerk for El Paso County,

El Paso, Texas,

Dear Sir:

Transmitted herewith for official record is quitclaim deed dated June 14, 1918, running from V. B. Andreas to the United States of America.

Very truly yours,

C F HARVEY

Assistant District Counsel.

incl.



CERTIFICATE.

I HEREBY CERTIFY, With reference to the following described land:

A tract of land in N $\frac{1}{2}$  NW $\frac{1}{4}$  sec. 11, S $\frac{1}{2}$  SW $\frac{1}{4}$  sec. 2, and E $\frac{1}{2}$  SE $\frac{1}{4}$  sec. 3, T. 27 E., R. 3 E., New Mexico principal meridian, El Paso County, Texas, more particularly described in quitclaim deed dated June 14, 1918, running from V. B. Andreas to the United States of America:

That the land is not homestead property; that there are no unsatisfied mortgages or other liens existing against said land; and that the land is not occupied adversely to the reputed owner; that the land is not taxed in the name of the grantor, for the reason that conveyance of same land to grantor by warranty deed did not pass until by instrument dated August 19, 1918, or subsequent to the date of the quitclaim deed to the United States, but that it is thought that good title will vest in the United States, in accordance with the rule of estoppel as applied to releases "which cannot be denied without a breach of good faith," etc. (see Section 1918, pp. 102-3, Vol. III, Washburn Real Property, 6th Ed.); and that the land has been in the possession of said V. B. Andreas for some time, including a period prior to date of conveyance to the United States, such possession being part of agreement between said Andreas and his grantor which terminated in the warranty deed dated August 19, 1918.

C F HARVEY

Assistant District Counsel.

El Paso, Texas,  
August 29, 1918.

*Abraham  
\* Andreas  
Aug. 19-18  
Dumey 35 - Maria Rodrig  
grant*