

780 ANDREAS, H. M. AND KRAUSE, E.

QUITCLAIM DEED

FRANKLIN DRAIN

0023 - 0082 - 00 25 - 00
16-(28)

TEXAS
RIO GRANDE

SE 25-14

1919

780.-

THE STATE OF TEXAS,
COUNTY OF EL PASO.

KNOW ALL MEN BY THESE PRESENTS: THAT

We, E. Krause and H. M. 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 us in hand paid by The United States of America, pursuant to the Act of Congress dated 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 Quit-Claim, unto the said The United States of America, its

heirs and assigns all our 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:

A tract of land approximately 1/4 mile northeast of the town of San Elizario Texas, in the southwest quarter of the northwest quarter of section thirty-three (33), township thirty-two (32) south, range seven (7) east, United States Reclamation Service Survey, being more particularly described as follows: Beginning at the southeast corner of the tract of land herein described, which is a point on the property line between grantor herein and G. N. Garcia, from which point the northwest corner of said section 33 bears north 8°07' west, 2433.6 feet; running thence south 72°22' west, 86.8 feet to a point common to the properties of the grantor herein, G.N. Garcia and Jesus Montes; thence south 79°43' west, 44.2 feet along the property line between grantor herein and Jesus Montes; thence north 38°31' west, 294.2 feet; thence north 84°31' east, 128.0 feet along the southerly boundary of the county road; thence north 64°29' east, 60.8 feet along said road; thence south 25°59' east, 214.5 feet; thence south 38°31' east, 53.2 feet to the point of beginning; said tract of land containing nine tenths (0.9) acre, more or less.

TO HAVE AND TO HOLD all our 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, its

heirs and assigns forever.

WITNESS our hand s this the 26th day of February, A. D. 1919

Witnesses at Request of Grantor:

E. Krause

H.M.Andreas.

Correct as to Engineering Data S.M.V.

QUIT-CLAIM DEED
SINGLE AND WIFE'S SEPARATE
ACKNOWLEDGMENTS

TO

Filed for record, this _____
day of _____, 19____, at _____
o'clock and _____ minutes _____ M.

Clerk.

By _____ Deputy.

ELLIS BROS. PRINTING CO., EL PASO

THE STATE OF TEXAS. }

COUNTY OF EL PASO. }

Before me, _____ Geo. W. Hoadley, a Notary Public _____ in and for
El Paso County, Texas, on this day personally appeared _____ E. Krause and H. M. Andreas _____

known to me to be the person 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 _____ February _____, A. D. 19 _____ 19

GEO. W. HOADLEY

My commission expires June 1st, 1919.

Notary Public.

(SEAL)

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 fully explained to her, she, the said _____ acknowledged such instru-
ment to be her act and deed, and declared that she had willingly signed the same for the purposes and consid-
eration 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, _____ Clerk of the County

Court of said County, do hereby certify that the above instrument of writing, dated on the _____
day of _____, A. D. 19 _____ with its certificate of authentication, was filed for record in my
office this _____ 10 _____ day of _____ March _____ A. D. 19 19, at _____ 8:25 _____ o'clock _____ A. M.
and duly recorded the _____ 12 _____ day of _____ March _____, A. D. 19 19, at _____ 10:39 _____ o'clock _____ A. M.
in the records of said County, in Volume _____ 331 _____ on Page _____ 117 _____

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.

H. D. Green

Clerk County Court, El Paso County, Texas.

By _____, Deputy.

APR 30 1919

Assistant to the Director

Project Manager, El Paso, Texas.

Quit-claim deed, donation right of way, executed
by E. Krause and H. M. Andreas- Rio Grande Project.

1. Reference is made to your form letter of
April 10, 1919, forwarding for acceptance, a
quit claim deed executed by E. Krause and H. M.
Andreas, conveying a piece of land for right of
way for the Franklin Drain, Rio Grande project.

2. The deed has been accepted by this office
but there is nothing in the instrument to indicate
the marital status of the grantor. Please procure
an affidavit or other evidence from the grantor
or from someone personally acquainted with the
facts as to the grantor's marital status and
forward to this office without recording.

Morris K. ...

CC- C. of C.
D.C., El Paso, Tex. ✓

El Paso, Texas, May 6, 1919.

From: District Counsel, P. W. Dent,
 To: The Director, Washington.
 Subject: Quitclaim deed, donation right of way, executed by
 E. Krause and H. H. Andreas-Rio Grande project.

1. Reference is had to letter of April 30th from
 Assistant to Director to Project Manager.

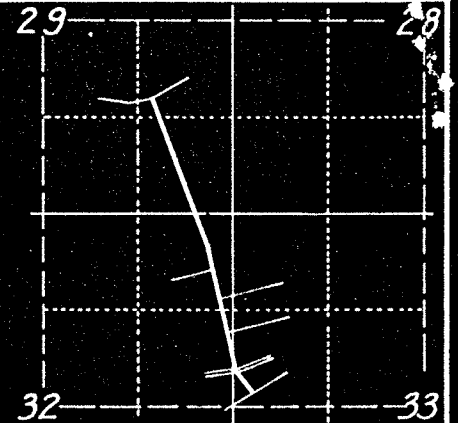
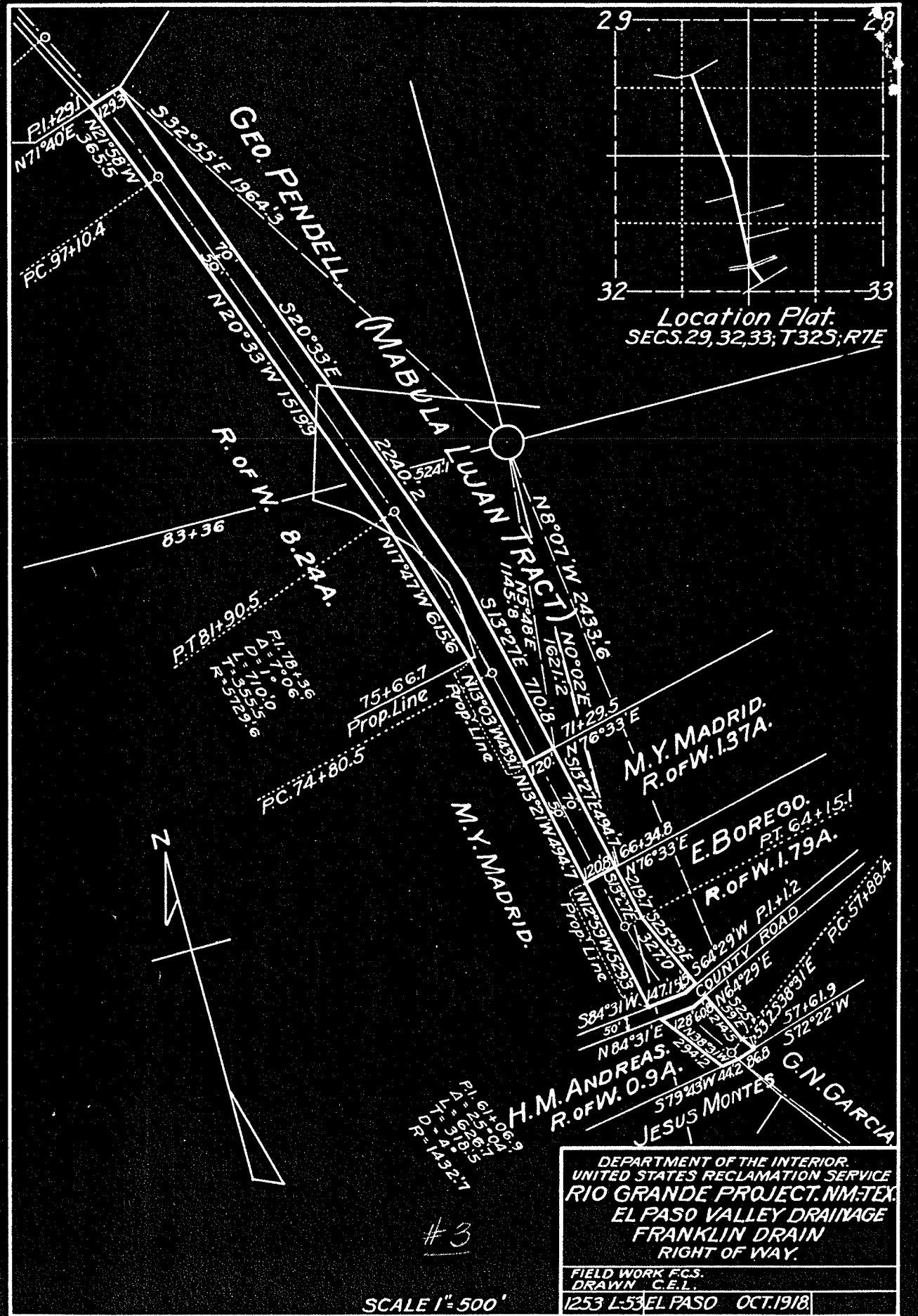
2. Your attention is called to the certificate as
 to title accompanying this donation deed wherein it is stated
 that the land is not homestead property.

3. For further explanation please see our letter
 of May 3rd in regard to the Yldifonso Rodriguez donation deed,
 which was in answer to letter from Assistant to Director to
 Project Manager of April 29, 1919.

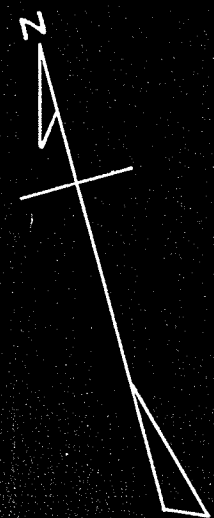
4. We have not overlooked the Manual regulation to
 the effect that it is advisable to have a wife, where one
 exists, join in the conveyance. We might state the marital
 status of a male grantor, which would in most cases be merely
 to the effect that he was a married man, but the laws of
 Texas and New Mexico do not require that the wife join where
 the land is not homestead property. In numerous cases the
 parties themselves, or by their attorneys, object strongly to
 the wife's joining in the conveyance, and it is of little or no
 avail for us, and sometimes actually embarrassing, to cite
 Manual regulations in what appears to the local people to
 be an attempt to controvert the laws under which they are
 well accustomed to do business. In fact, a great many of our
 transactions are with business men of the city of El Paso and
 we are anxious to avoid wherever possible the accusation, fre-
 quently made, that we insist upon unnecessary formalities
 peculiar to this office. And your office will undoubtedly
 appreciate that our regulations are not paramount to State laws.

CC to C. of C.
 CC to P.L.

P. W. Dent



Location Plat
SECS. 29, 32, 33; T32S; R7E



#3

SCALE 1" = 500'

DEPARTMENT OF THE INTERIOR,
UNITED STATES RECLAMATION SERVICE
RIO GRANDE PROJECT, NM-TEX.
EL PASO VALLEY DRAINAGE
FRANKLIN DRAIN
RIGHT OF WAY.
FIELD WORK F.C.S.
DRAWN C.E.L.
1253 L-53 EL PASO OCT. 1918

DEPARTMENT OF THE INTERIOR
UNITED STATES RECLAMATION SERVICE

El Paso, Texas, ^{APR 10 1919} 19

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

Subject: Forwarding ~~contract for approval~~ ^{quitclaim deed for acceptance and filing}

~~Agreement~~ ^{Deed} dated February 26, 1919, Rio Grande Project

Executed ~~on behalf of U. S.~~ by H. Krause and E.H. Andreas

~~with the~~ United States of America

Estimated amount involved, \$ 0 Authority No. 63-04
or clearing acct.

~~accompanied by bond and two copies.~~
(Strike out if no bond transmitted.)

Purpose:
(See instructions on back.)

Donation of right of way for Franklin Drain

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

Advise Chief of Construction, Denver, Colo., and Project Manager
at El Paso, Texas and District Counsel
at El Paso, Texas. of the approval of the above

Encls: Original Deed
Cert. as to title
1 blueprint

L.N. JANSON
Project Manager.

Denver, Colo., 19

It is recommended that the above-described contract be approved.

Inclosures:

Chief of Construction.

6-4533

Washington, D. C., APR 29 1919

Contract (and bond, if any,) was ~~approved by~~ ^{accepted by} MORRIS BIEN
on APR 20 1919. Assistant to the Director

APR 14 '19 94835

El Paso, Texas, Feb. 27, 1919.

County Clerk,
El Paso, Texas.

Dear Sir:

Transmitted herewith for official record is quit-
claim deed, dated February 26th, running from E. Krause and
H. M. Andreas to the United States of America.

Yours very truly,

C.F. Harvey

Assistant District Counsel.

Enc. 1.

CERTIFICATE

I HEREBY CERTIFY With reference to the following described land:

A tract of land in the southwest quarter of the northwest quarter of Section 33, Township 32 South, Range 7 East, U.S.R.S., containing 0.9 acre, more or less, El Paso County, Texas, more particularly described in quitclaim deed dated February 26th, running from E. Krause and H. M. Andreas to the United States of America:

That this land was deeded to E. Krause by instrument dated September 13, 1918; that the 1918 tax records (compiled before that date) show the land to be assessed in the name of H. M. Andreas; that the land is not homestead property; that said H. M. Andreas has retained a vendor's lien on the land, and that therefore he was joined in the deed running to the Government; and that the land is not occupied adversely to the present reputed owner, E. Krause.

C F HARVEY

Clerk.

El Paso, Texas,
February 26, 1919.