

180 HAPPER, JOHN A. QUITCLAIM DEED FRANKLIN FEEDER CANAL

0023-0086-0032-00

14--(32) Texas

70

DEPARTMENT OF THE INTERIOR
UNITED STATES RECLAMATION SERVICE

El Paso, Texas, MAY 18 1918, 1918

Project Manager to the Director and Chief Engineer (~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~)

donation deed for acceptance.

Subject: Forwarding ~~XXXXXXXXXXXXXXXXXXXX~~

~~Deed~~ **Deed** dated **April 12, 1918** **Rio Grande** Project.

Executed by **John A Happer**

~~Under~~ **The United States of America.**

Estimated amount involved, \$ **0** (See Gen'l Order No. 124) **Authority 4-6-5**

Purpose of agreement: **Donation of right of way for San Elisario**
(See instructions on back, Pars. 4 and 5). **main canal.**

~~Original and one copy of bond herewith~~ (Strike out if no
bond transmitted.)

Advise Chief of Construction, Denver, Colorado, and Project
Manager at El Paso, Texas,

and District Council at El Paso, Texas.

of the approval of the above.

**inclos.: Original deed.
Certificate as to title.
Blueprint.**

J. M. LAWSON

(Signature.)

(The blanks below to be filled in the Washington Office.)

Approved by **Accepted by:** *Morris Bien, Acting Director*

Date of approval ~~XXXXXXXX~~ **acceptance:** *MAY 18 1918*

Bond, if any, approved by same officer on same date.

Morris Bien, Acting Director
MAY 27 1918 32357

THE STATE OF TEXAS, }
County of El Paso.
John A. Happer

KNOW ALL MEN BY THESE PRESENTS: THAT

of the County of El Paso, State of Texas, for and in consideration of the sum of One and 0/100 (\$1.00) DOLLARS,

to him in hand paid by The United States of America in pursuance of the provisions of the act of June 17, 1902 (32 Stat., 388),

~~of the County of~~ ~~El Paso, State~~ ~~of~~ ~~Texas~~, 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

~~he~~ assigns all his 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 in the west half of section 19, township 32 south, range 7 east, United States Reclamation Service survey, being also in survey No. 170 of the of the Socorro Grant and included in a piece of land bounded and described as follows: Beginning at a point on the property line between land of the Grantor herein and E. C. Hendrix, from which point the northwest corner of said section 19 lies north 1,744.8 feet and west 1,424. feet; thence with said property line north 62°45' east at 60.4 feet center line for the San Elizario canal of the United States Reclamation Service at 120.8 feet, a point on said property line; thence south 33°45' east 1,222.9 feet to a point on the property line between land of the Grantor herein and H. S. Bozorth; thence with said property line south 62°45' west at 60.4 feet to center line for said San Elizario canal at 120.8 feet, a point on said property line, from which point the northwest corner of said section 19 lies north 2,761.6 feet and west 2,103.9 feet; thence north 33°45' west 198.4 feet to a point on property line between the Grantor herein and J. S. Lanier and A. W. Wilson; thence with said line north 66° east 50 feet to the southeast corner of said J. S. Lanier and A. W. Wilson tract and a corner of Grantor's tract; thence with the line between the land of Grantor herein and J. S. Lanier and A. W. Wilson north 33° 21' west 902 feet to the northeast corner of said J. S. Lanier and A. W. Wilson tracts and a corner of Grantor's tract; thence with the property line between the Grantor herein and J. S. Lanier and A. W. Wilson north 70°30' west 92.9 feet; thence north 33°45' west 56.6 feet to the point of beginning; said tract herein described containing 2.24 acres, more or less, 1.44 acres of which is occupied by the old San Elizario canal and is the property of the United States, and the remainder or 0.80 acre being the land which is outside of the old canal lines and which it is herein intended to convey; said land not being homestead property;

TO HAVE AND TO HOLD all his 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

~~he~~ assigns forever.

WITNESS my hand this the 12th day of April, A. D. 1918

Witnesses at Request of Grantor:

JOHN A HAPPER

QUIT-CLAIM DEED

SINGLE AND WIFE'S SEPARATE
ACKNOWLEDGMENTS

TO

Filed for record, this

day of 191, at

o'clock and minutes M.

Clerk.

By 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

JOHN A HAPPER

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 12th day of April, A. D. 1918

(SEAL)

GEO W HOADLEY

My com exp June 1 1919

Notary Public

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, }

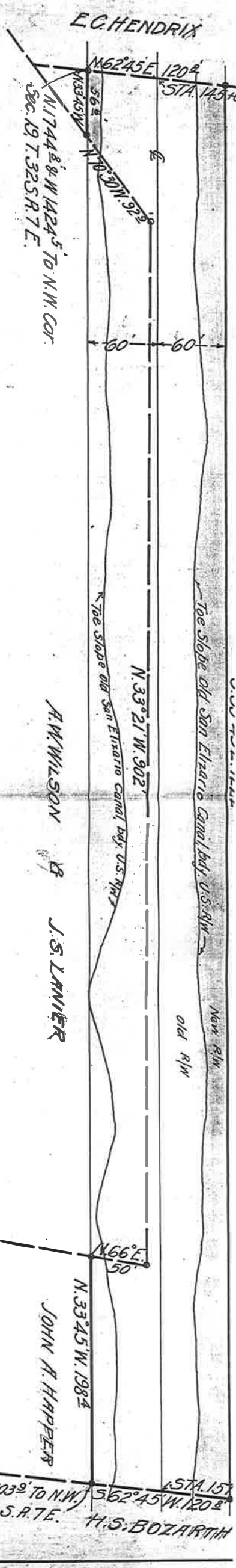
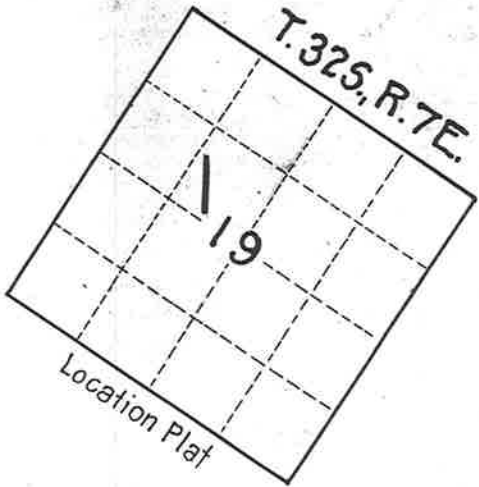
I Clerk of the County

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 13th day of Apr, A. D. 1918, at o'clock M. and duly recorded the 18th day of Apr, A. D. 1918, at o'clock M. in the records of said County, in Volume 319 on Pages 355

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.

Clerk County Court, El Paso County, Texas.

By Deputy.



RIGHT OF WAY
THROUGH PROPERTY OF
JOHNA. HAPPER
804 New 1.444 Old, Total 2.224 A.
In the W 1/2 Sec. 19, T. 32 S. R. 7 E.
U.S. R. S. Survey, Socorro Grant,
El Paso County, Texas.

Q.C.D. 4/12/18
Rec 4/18/18
BK 319 Pg 355

Legend
New R/W
Old R/W Property U.S.

Scale 1" = 100'

DEPARTMENT OF THE INTERIOR UNITED STATES RECLAMATION SERVICE RIOGRANDE PROJECT N.M. - TEX. SAN ELIZARIO CANAL RIGHT OF WAY	
Drawn A.O.D. Recommended	
Checked V.E.L. Approved	
1112163	El Paso, Texas, Mar. 11/8

CERTIFICATE.

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

A tract of land in W $\frac{1}{2}$ sec. 19, T 32 S, R 7 E, United States Reclamation Service survey, being also in Survey No. 170 of the Socorro Grant and more particularly described in quitclaim deed dated April 12, 1918, running from John A. Happer to the United States of America;

That the tax records of said county indicate John A. Happer, the reputed owner, to be the actual owner; 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.

C F HARVEY.

Clerk.

El Paso, Texas,
April 12, 1918.

El Paso, Texas, June 11, 1918.

From Project Manager

To Director and Chief Engineer, Washington.

Subject: Quitclaim deed dated April 12, 1918, from John A. Happer, to land for right of way purposes - Rio Grande project.

1. Receipt is acknowledged of letter of June 5 from the Acting Director.
2. Upon reading the deed it will be found that the grantor covenants that the land is not homestead property.

L M LANSOE

Copy to Chief of Construction,

El Paso, Texas, April 12, 1918.

County Clerk for El Paso County.

El Paso, Texas.

Dear Sir:

Inclosed herewith for official record are the following quitclaim deeds:

- W. J. Harris and wife to United States, dated April 8, 1918.
- John A. Hopper to United States, dated April 12, 1918.
- Joseph Silva and wife to United States, dated April 11, 1918.
- Jesus Candelaria to United States, dated April 9, 1918.
- L. K. Thomson and wife to United States, dated April 11, 1918.
- Tomasa G. Giron to United States, dated April 11, 1918.

Very respectfully,

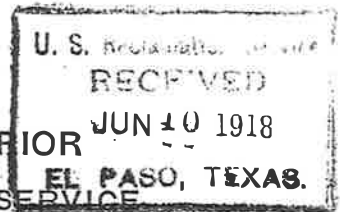
P W DREY CRH

District Counsel.

6 inclos.

Hopper

DEPARTMENT OF THE INTERIOR
UNITED STATES RECLAMATION SERVICE



From Acting Director

To Project Manager, El Paso, Texas.

Subject: Quitclaim deed dated April 12, 1918 from John A. Happer
to land for right of way purposes, Rio Grande project.

1. Receipt is acknowledged of the above mentioned deed transmitted with your form letter of May 18, 1918.
2. The marital status of the grantor is not given. If the property across which the right of way is granted is homestead property, the signature of the wife will be required to convey good title to the United States in case the grantor is married.
3. Acceptance of the deed will be held in abeyance awaiting your reply.

Morris Rien

Copy to C. of C.