

498 PRATT, JOE et. ux. Mary

WARRANTY DEED

(131) MESA DRAIN 0023-0079-0019-00

13-(19) TEXAS

THE STATE OF TEXAS, }
COUNTY OF EL PASO. }

KNOW ALL MEN BY THESE PRESENTS:

Joe Prati and Mary Prati, his wife,

of the County of El Paso, State of Texas, in consideration of the sum of - - - - -
- - - - - One hundred fourteen and no/100 (\$114.00) - - - - - DOLLARS,

to us 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 supple-
mental thereto - - - - - the receipt of which is hereby acknowledged
have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said
The United States of America

of the County of - - - - - and - - - - - of - - - - -, all that certain
tract or parcel of land, lying in the County of El Paso and State of Texas and more particularly described as
follows, to-wit: A tract of land approximately two miles north of the town of
Belen, Texas, in the southwest quarter of the northwest quarter of Section
five (5), township thirty-two (32) South, Range Seven (7) East, United
States Reclamation Service survey, being more particularly described as
follows:

Beginning at the northeast corner of the land herein described,
which is a point on the property line between grantor herein and The Newman
Investment Company, from which point the northwest corner of said Section
five (5) bears north 6°50' west, two thousand two hundred eighty-six
(2,286.0) feet; running thence south 50°11' east, one hundred forty-three
and six tenths (143.6) feet; thence south 60°34' east, two hundred twenty-
seven (227.0) feet; thence south 28°17' west, one hundred twenty (120.0)
feet along the north boundary of a road separating the grantor's property
from E. O. Lochausen on the south; thence north 60°34' west, three hundred
sixty and seven tenths (360.7) feet; thence north 25°40' east, one hundred
forty-six and two tenths (146.2) feet to the point of beginning; said
tract of land containing one and four hundredths (1.04) acres, more or less.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and ap-
purtenances thereto in anywise belonging, unto the said

The United States of America, and its

~~heirs and~~ assigns forever; and we do hereby bind ourselves, our heirs, executors and adminis-
trators, to Warrant and forever Defend, all and singular, the said premises unto the said

The United States of America, and its

~~heirs and~~ assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our hand at El Paso, Texas this 14th day of
March, A. D. 1919

Witnesses at Request of Grantor

Joe Prati

Mary Prati

Correct as to Engineering Data E. W. A.

El Paso, Texas,
August 11, 1919.

Mr. Joe Prati,
Box 64,
Ysleta, Texas.

Dear Sir:-

A few days ago we secured title guaranty covering your land and have turned the matter over for vouchering. If you do not receive this voucher for your signature in a few days, we suggest that it would be well for you to call at our office when the same will be submitted to you for signature and payment can be made.

We also hold your abstract of title here and will be glad to deliver it to you personally upon request. We do not like to send it to you through the mail.

Very truly yours,

C. E. Harvey,

Att. in fact Counsel.

*Abstract delivered
to Prati personally
a.m. 8/12-19
Harvey*

El Paso, Texas, June 30, 1919.

Pioneer Abstract and Title Guaranty Company,

El Paso, Texas.

Dear Sirs:

We desire to secure title guaranty for 1.04 acres of land formerly owned by Joe Prati. This land is shown on the attached blueprint and described in the warranty deed running to the United States abstracted at page 60 of the inclosed abstract of title. The consideration paid for this land is \$114.00.

Very truly yours,

C F HARVEY

Assistant District Counsel.

2 incls.

CFH:T

El Paso, Texas,
May 29, 1919.

Mr. Joe Prati,
Box 64,
Ysleta, Texas.

Dear Sir:

The Stewart Title Guaranty Co. are asking that your abstract be brought down to date in order that they may make examination of the complete title before issuing guarantee. The request is rather unusual upon their part, but we are nevertheless giving you the opportunity to comply if you wish to do so. If you do not wish to go to the expense of bring the abstract down to date, we suggest that it may be possible to get the Pioneer Abstract & Title Co. to issue a title guaranty with the abstract in its present shape.

However, it would probably be more convenient if you can see your way to do so to comply with the request of the Stewart Title Guaranty Co. as they now have the matter in hand.

Yours very truly,

PWDent by CFH

District Counsel.

CH

El Paso, Texas, April 16, 1919.

Mr. Joe Prati,
Box 64,
Ysleta, Texas.

Dear Sir:

In connection with getting out the title guarantee for your land, the Stewart Title Guarantee Company, Two Republics Building, wish to secure the loan of your abstract of title. This will be returned to you promptly. Kindly deliver the same either to this company direct or to this office. We trust that you will appreciate that this will be the means of facilitating settlement.

Very truly yours,

P W DENT CFH

District Counsel.

*Also write
Stewart people
4/16-19*

CFH:T

El Paso, Texas,

March 17, 1919.

County Clerk,

El Paso, Texas.

Dear Sir:

Transmitted herewith for official record is
warranty deed dated March 14, 1919, running from Joe and
Mary Prati to the United States of America.

Yours very truly,

C.F. Harvey

Enc 1.

Asst. District Counsel.

El Paso, Texas,
March 8, 1919.

Mr. Joe Prati,
P. O. Box 64,
Ysleta, Texas.

Dear Sir:

Transmitted herewith to be executed by yourself and also your wife is a warranty deed covering the 1.04 acres which you agreed to convey to the United States for the Mesa Drain.

Please execute and return this deed as soon as possible, this in order that title guaranty may issue, which we have in accordance with your expressed wishes today ordered, but which cannot issue until the warranty deed is duly executed and recorded.

The warranty deed will require a 50¢ internal revenue stamp, which it is customary for the grantor to supply and which please do not forget.

Yours very truly,

F.W.Dent

Enc 1.

District Counsel.

CFH:T

El Paso, Texas, March 8, 1919.

Stewart Title Guaranty Co.,

El Paso, Texas.

Gentlemen:

Please supply title guaranty for 1.04 acres of land owned by Joe Prati in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 5, Township 32 South, Range 7 East. Blueprint is attached showing the land to be conveyed to the United States. The consideration to be paid is \$114.00.

We are today calling upon the Grantor for warranty deed, which will be placed upon record as soon as executed.

Yours very truly,

C.F. Harvey

Enc 1.

Asst. District Counsel.

CFH:T

El Pasom Texas.
Marbh 3, 1919.

County Clerk,

El Paso, Texas.

Dear Sir:

Transmitted herewith for official record is agreement to sell dated January 17, 1919, between Joe Prati and wife and the United States of America.

Yours very truly.

C.F.Harvey

Enc 1.

Assistant District Counsel.