

60 AMT. CUBANA S. A.

AMERICAN AIR

6377

MEMBER ORIGIN

0023-0677-0017-00

9-(17) TEXAS

250

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

KNOW ALL MEN BY THESE PRESENTS:

That we, Gudelia Wahl, a widow, Geo. W. Wahl Jr., a married man, and H. E. Wahl, a single man, Fannie Renner and Arthur Renner, her husband, Ella Irigoyen and Angel Irigoyen, her husband, and Nora Buquer and J. O. Buquer her husband,

of the County of El Paso, State of Texas, in consideration of the sum of

Two Hundred Eighteen and 50/100 (\$218.50)

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 or supplementary thereto the receipt of which is hereby acknowledged

has to Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said The United States of America,

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 situated in the outskirts of the town of Ysleta, Texas, in the Southwest quarter of the Southeast quarter (SW 1/4) of Section twenty-six (26), Township thirty-one (31) South, Range Six (6) East, U. S. Reclamation Service Survey, being also in the Ysleta Town Grant and more particularly described as follows: Beginning at the most southeasterly corner of the tract of land herein described, which is a point on the northwesterly right of way line of County road and from which point the Northeast corner of said Section twenty-six (26) bears North 25° 46' 41" East five thousand five hundred two and four tenths (5502.4) feet; thence South 45° 13' West one hundred thirty-one and six hundredths (131.06) feet along said right of way line of county road; thence N. 52° 04' W. sixty-four and eighteen hundredths (64.18) feet; thence N. 40° 15' W. two hundred fifty-six and eighty-seven hundredths (256.87) feet to point on property line between land of the Grantor and E. Candelaria from which point the southwest corner of said Section twenty-six (26) bears S. 79° 46' W. two thousand six hundred sixteen and seventy-eight hundredths (2616.78) feet; thence N. 2° 52' E. one hundred ninety and twenty hundredths (190.20) feet along said property line; thence S. 40° 15' E. three hundred eighty-two and twenty-six hundredths (382.26) feet; thence S. 52° 04' E. sixty-seven and thirty-four hundredths (67.34) feet to point of beginning; said tract of land containing one and fifteen hundredths (1.15) acres more or less.

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

The United States of America, its successors or

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

The United States of America, its successors or

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

WITNESS our hand at El Paso, Texas, this 18th day of November, A. D. 19 20.

Witnesses at Request of Grantor

U. S. Doc. Rev. Stamp 50 cents

affixed and cancelled.

Gudelia Wahl
Geo W Wahl Jr
H. E. Wahl
Fannie Renner
Arthur Renner
Ella Irigoyen
Angel Irigoyen
Nora Buquer
J O Buquer

THE STATE OF TEXAS

COUNTY OF EL PASO

BEFORE ME

Geo. W. Roadley, A Notary

Public

personally appeared Gudelia Wahl, Geo. W. Wahl Jr., and H. E. Wahl,

in and for El Paso County, Texas, on this day

known to me to be the person whose name is

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 18th day of November, A. D., 1920.

(SEAL)

GEO W ROADLEY

My com. exp. June 1, 1921.

Notary Public in and for El Paso County, Texas.

THE STATE OF TEXAS

COUNTY OF EL PASO

Before me,

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

W D Greet

Clerk of the County

Court of said County, do hereby certify that the above instrument of writing, dated on the 18th day of November, A. D. 1921, with its certificate of authentication, was filed for record in my office this 8th day of February, A. D. 1921, at 8:30 o'clock A. M. and duly recorded the 14th day of February, A. D. 1921, at 9:45 o'clock A. M. in the records of said County, in Volume 370 on Pages 99

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.

(SEAL)

W. D. GREET
Clerk County Court, El Paso County, Texas.

By Florence C Rock, Deputy.

WARRANTY DEED

Single and Wife's Separate Acknowledgment

Filed for record

at o'clock M.

Clerk

County Court, El Paso County, Texas.

Deputy

By

ELLIS BROS. PRINTING CO., EL PASO

REPORT ON LAND AGREEMENT

DEPARTMENT OF THE INTERIOR
UNITED STATES RECLAMATION SERVICE

INFORMATION relating to agreement made

July 6

1920, with

G. W. Wahl, Geo. W. Wahl Jr., H. E. Wahl, Fannie Renner and Arthur Renner, her husband, Ella Irigoyen and Angel Irigoyen, her husband, and Nora Baquor and J. O. Baquor, her husband.
for the purchase of land required for El Paso Valley middle drain

purposes,

Rio Grande Project, El Paso

County, Texas.

1. State description and approximate area of land to be conveyed. 1.15 acres in SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and SE $\frac{1}{4}$ of SW $\frac{1}{4}$ sec. 26, T. 31 S., R. 6 E., U.S.R.S. survey, El Paso County, Texas, being also in Ysleta Town grant.

2. State nature, number, and date of entry by which it was acquired under public land laws, also date of final certificate and patent, if such have been issued.

Land is part of Ysleta town grant, a Mexican grant, and is not founded on a United States land patent.

3. State names of the owners, post-office addresses, and county and State of residence. Give names of wives and husbands; if unmarried, widow, or widower, so state. Address of all, care Mrs. G. W. Wahl, Ysleta, Texas.

G. W. Wahl, widow of G. W. Wahl, the land belonging to the estate of G. W. Wahl, deceased, the said widow holding a life estate in the land under the terms of the deceased (note that initials of widow are her maiden name initials, as well as those of her husband); Geo. W. Wahl Jr. and H. E. Wahl, sons of deceased, the former being a married man, and wife's signature to transaction not necessary as title is taken by devise; Nora Baquor and J. O. Baquor, her husband; Ella Irigoyen and Angel Irigoyen, her husband; and Fannie Renner and Arthur Renner, her husband (latter three husbands being joined as under Texas law wife's

4. State who is in possession of the premises to be conveyed, or of any part thereof, and if a tenant, give his name and post-office address. If the land is held under a lease, state the general terms of the lease, and the date when the tenant is to give up possession, or if some arrangement has been made with the tenant in case his interest in the land desired for acquisition will be affected.

Mrs. G. W. Wahl, holding actual possession;
no leases.

Husband must join in conveyance of her separate property, these latter three women being daughters of deceased G. W. Wahl.

5. Also state whether land is subject to right of way by virtue of contract with water users' association or other agreement.

Land is subject to right of way by virtue of stock-subscription contract with water users' association (now District); this right of way not being invoked.

~~IN WITNESS WHEREOF~~, the parties to this agreement have hereunto set their hands the day and year first above written.

Witnesses :

of.....

of.....

of.....

Vendor.

For and on behalf of the United States.

of.....

STATE OF California }
COUNTY OF Los Angeles } ss :

I, Edith Luddon, a Notary Public
Angel Irigoyen and
in and for said county, in the State aforesaid, do hereby certify that Ella Irigoyen
who are personally known to me to be the person s whose names are subscribed
to the foregoing instrument, appeared before me this day in person and acknowledged that

---they---

signed, sealed, and delivered said instrument of writing as their free and voluntary act,
for the uses and purposes therein set forth.

I further certify that I did examine the said Ella Irigoyen
separate and apart from her husband, and explained to her the contents of the
foregoing instrument, and upon that examination she did declared that she did
voluntarily sign, seal, and acknowledge the same without any coercion or compulsion, and do es
not wish to retract the same.

Given under my hand and official seal, this 6th day of August, 1920

[SEAL.]

Edith Luddon
Notary Public

My commission expires May 27, 1923

Approved _____, 191_____

DEPARTMENT OF THE INTERIOR
UNITED STATES RECLAMATION SERVICE

Rio Grande

Project

El Paso, Texas
(Place)

July 6 - 1920
(Date)

Project Manager to Chief of Construction, thru District Counsel.

Subject: Forwarding for approval contract dated July 6, 1920.

With G. W. Wahl, Geo. W. Wahl Jr., H. E. Wahl, Fannie Renner and Arthur Renner, her husband, Ella Irigoyen and Angel Irigoyen, her husband, and Nora Bugnor and J. O. Bugnor, her husband.
Estimated amount involved, \$ 218.50 Authority No. 6 - Gb
Accompanied by bond and 2 copies or Clearing Acct.

(Insert "Yes" or "No" bond)

Purpose:

No bond

Purchase of 1.15 acres of land for El Paso Valley Middle Drain.

Advise Project Manager at El Paso, Texas.
(Post office and State)

District Counsel at El Paso, Texas. ✓
(Post office and State)

and

execution

of the approval of the above, using extra copy hereof.

Inclosures listed on the reverse

NOTE: Before submitting contract see that the instructions on reverse hereof have been FULLY complied with. See also par. 16, Page 205, Vol. 1 of Manual.

L. M. LAWSON
(Signature)

Denver, Colo. October 13, 1920.

The above described contract and bond, if any, approved

by P. E. Heymouth on October 12, 1920.

Chief of Construction Engineer.

Original contract returned herewith to P.M., El Paso, for recording and further appropriate action.

Denver, Colo.

Chief of Construction to Director:

It is recommended that the above described contract be executed

approved and bond if any approved.

Inclosures:

ORIGINAL CONTRACT TO BE
RETURNED TO PROJECT OFFICE
FOR RECORDATION AND FURTHER
PROPER ACTION.

(Signature)

executed Washington, D. C.

Contract approved and bond, if any, approved by

on

~~IN WITNESS WHEREOF~~, the parties to this agreement have hereunto set their hands the day and year first above written.

Witnesses :

of

of

of

of

Vendor.

For and on behalf of the United States.

STATE OF Texas }
COUNTY OF El Paso } ss :

I, Geo. W. Hoadley, a Notary Public

in and for said county, in the State aforesaid, do hereby certify that Nora Buquor and J. O. Buquor
who are personally known to me to be the person s whose name s are subscribed
to the foregoing instrument, appeared before me this day in person and acknowledged that
they

signed, sealed, and delivered said instrument of writing as their free and voluntary act,
for the uses and purposes therein set forth.

I further certify that I did examine the said Nora Buquor
separate and apart from her husband, and explained to her the contents of the
foregoing instrument, and upon that examination she declared that she did
voluntarily sign, seal, and acknowledge the same without any coercion or compulsion, and do not
not wish to retract the same.

Given under my hand and official seal, this 9th day of September, 1920

[SEAL.]

Geo. W. Hoadley

My commission expires June 1st, 1921.

Notary Public

Approved _____, 191_____

~~IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands the day and year first above written.~~

Witnesses :

.....
of.....

.....
of.....

.....
of.....

Vendor.

For and on behalf of the United States.

.....
of.....

STATE OF Arizona }
COUNTY OF Maricopa } ss :

I, Constance Ebersol, a Notary Public

in and for said county, in the State aforesaid, do hereby certify that Arthur Renner and Fanny Renner

who are personally known to me to be the persons s whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that

they

signed, sealed, and delivered said instrument of writing as their free and voluntary act, for the uses and purposes therein set forth.

I further certify that I did examine the said Fanny Renner

separate and apart from her husband, and explained to her the contents of the

foregoing instrument, and upon that examination she did declared that she did voluntarily sign, seal, and acknowledge the same without any coercion or compulsion, and do es not wish to retract the same.

Given under my hand and official seal, this 21st day of July, 19120

[SEAL.]

Constance Ebersol
Notary Public

My commission expires June 30, 1923.

Approved _____, 191_____

IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands the day and year first above written.

Witnesses:

Arthur Renner Fannie Renner

Geo. W. Wahl Jr. H. E. Wahl

of

Nora Buquor J. O. Buquor

G. W. Wahl

of

Angel Irigoyen, Ella Irigoyen ^{Vendor.}

The United States of America,

of

By L. M. Lawson

Project Manager U. S. R. S.

of

STATE OF Texas

COUNTY OF El Paso

} ss:

I, Geo. W. Hoadley

, a Notary Public

in and for said county, in the State aforesaid, do hereby certify that Geo. W. Wahl Jr. H. E. Wahl
G. W. Wahl

who are personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that

---they---

signed, sealed, and delivered said instrument of writing as their free and voluntary act, for the uses and purposes therein set forth.

~~## I further certify that I did examine the said~~

separate and apart from husband, ~~and explained to him the contents of the~~

~~foregoing instrument and upon that examination~~ ~~deposited the same~~

voluntarily sign, seal, and acknowledge the same ~~## I have observed for~~ ~~## I have observed for~~

~~not wish to retract the same~~

Given under my hand and official seal, this 6th day of July, 1920

[SEAL.]

Geo. W. Hoadley

Notary Public

My commission expires June 1st 1921

Approved this _____ day of _____, 191

Comptroller, U. S. R. S.

Approved May 27, 1910, by the
Secretary of the Interior.DEPARTMENT OF THE INTERIOR
UNITED STATES RECLAMATION SERVICE

THIS AGREEMENT, made this 6th day of July

nineteen hundred and twenty, between G. W. Wahl, a widow, Geo. W. Wahl Jr. a married man, H. E. Wahl, a single man, Fannie Renner and Arthur Renner her husband, Ella Irigoyen and Angel Irigoyen, her husband, and Nora Buquor and J. O. Buquor, her husband

~~xxxxxxx Texas~~, for themselves, their heirs, legal representatives, and assigns, hereinafter styled the Vendor, and The United States of America and its assigns by

L. M. Lawson, Project Manager of the United States Reclamation Service, thereunto duly authorized by the Secretary of the Interior, pursuant to the act of June 17, 1902 (32 Stat., 388),

WITNESSETH:

1. The vendor in consideration of the benefits to be hereafter derived from the construction of irrigation works through, upon, or in the vicinity of the lands hereinafter described, of the promises and covenants of the United States herein contained, and of the payment to the vendor by the United States of the sum of one dollar (\$1.00), the receipt whereof is hereby acknowledged, does hereby agree, upon the terms and conditions hereinafter stipulated, to sell and by good and sufficient deed to convey to the United States of America the following-described real estate and property situated in

the county of El Paso State of Texas, to wit:

A tract of land situated in the outskirts of the town of Ysleta, Texas, in the Southwest quarter of the Southeast quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) and the Southeast quarter of the Southwest quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section twenty-six (26), Township thirty-one (31) South, Range Six (6) East, U. S. Reclamation Service survey, being also in the Ysleta Town Grant and more particularly described as follows: Beginning at the most southeasterly corner of the tract of land herein described, which is a point on the northwesterly right of way line of County road and from which point the Northeast corner of said Section twenty-six (26) bears North 25°46'41" East five thousand five hundred two and four tenths (5502.4) feet; thence South 45°13' West 131.06 feet along said right of way line of county road; thence N. 52°04' W. 64.18 feet; thence N. 40°15' W. 256.87 feet to point on property line between land of the Vendor and E. Candelaria from which point the southwest corner of said Section twenty-six (26) bears S. 79°46' W. 2616.78 feet; thence N. 2°52' E. 190.20 along said property line; thence S. 40°15' E. 382.26 feet; thence S. 52°04' E. 67.34 feet to point of beginning; said tract of land containing 1.15 acres more or less.

Correct as to Engineering Data E. W. H.

Revised 24/5/2

Execution of the inclosed form of warranty deed by the widor of G. W. Wahl, deceased, and by all of his children, the husbands of the married women to join in the deed.

incls.

P W DENT

Abstract of title.

Copy of proposed form of warranty deed.

Possessory certificate.

Blueprint.

Extra copy above opinion.

(Orig. agreement to sell not inclosed, as same is not yet available from county records; reference is made to file copy of the agreement in Washington office.)

Copy to C. E. Denver.

El Paso, Texas, October 29, 1920.

From District Counsel

To Chief Counsel, Washington.

Subject: Opinion on title to 1.15 acres of land to be acquired under contract dated July 6, 1920, with (Mrs.) G. W. Wahl et al. (El Paso Valley middle drain) - Rio Grande project.

1. This land is part of the Ysleta Grant, which was derived from Spain through the Mexican government, and a deed is found at page 3 of the abstract running from the Governor of the State of Texas to the inhabitants of the town of Ysleta. Numerous titles arising in this Grant have been examined in this office, and the underlying title is good and need not be further noticed.

2. The land was acquired by G. W. Wahl and James Buchanan Jr. by deed dated March 10, 1881, the first named grantee being the husband, now deceased, of Mrs. G. W. Wahl (otherwise known as Gadelia Wahl), one of the parties who signed the agreement to sell to the United States. (See pp. 4 and 8.) This title runs from Jose Loya et ux., but no conveyance to these grantors from the Town of Ysleta is of record. This part of the chain of title is perfected by the quitclaim deed dated November 16, 1918, running from the El Paso County Commissioners to the United States (p. 22), which deed was obtained to cure titles for our canal right of way in this and similar cases, where the old Grant deeds were either lost, not recorded, or imperfectly executed. James Buchanan Jr. conveyed his interest to G. W. Wahl (p. 6). The deed running from Jose Loya et ux. is defective in that the separate examination and acknowledgment of the wife is in poor form, and no showing is made as to the marital condition of James Buchanan Jr. in the deed wherein he is the grantor, but I am of the opinion that these defects may be passed by reason of the age of the deeds.

3. The land thus acquired by G. W. Wahl is described by the field notes at page 7, and these notes and our property maps are in substantial accord with the actual holding as marked upon the ground by fences and other evidences of possession, and upon which our plat and land description are based.

4. G. W. Wahl died testate, bequeathing to his wife all of his property, stating in his will: "said property

7. Page 22 of the abstract discloses a quitclaim deed by the Board of Commissioners of El Paso County to the United States, dated November 16, 1918, which was made for the purpose of curing the defect in this title due to the missing link from the Town of Ysleta.

8. You correctly pointed out that the deed from Jose Loya and wife is defective because the acknowledgment lacks proper certificate of the separate examination of the wife. The Buchanan deed fails to disclose whether or not at the time of its execution he was married. We agree with you, however, that due to the age of these two instruments these defects will be disregarded.

9. We note that in par. 3 of your opinion you identified the land acquired by G. W. Wahl with the field notes set out on page 7 of the abstract and that you point out that these notes and the property maps of your office are in substantial accord with the actual holdings as marked upon the ground by fences and other evidences of possession, and that your plat and land description are based upon these.

10. We are also glad to note that you have had the husbands of some of the Wahl girls join in the contract to the United States.

11. You are also correct in the position that there must be some satisfactory showing that all of the Wahl heirs have joined in this agreement and will join in the deed to the United States. That may be attended to to your satisfaction before payment of the purchase price of this land.

12. Entries 9, 11, 12, and 13 of the abstract disclose transactions between the United States and the El Paso Valley Water Users' Association which are in no way adverse to the interest of the United States and which will be disregarded.

13. Entry No. 15 sets out a statement in reference to an old Spanish grant dated May 19, 1692, and which has been recently filed for recordation by Elizabeth C. Hendrix. You show that this old grant is generally regarded by attorneys in your community as of no serious consequence. Therefore, particularly in view of the fact that the land now under consideration, as disclosed by the abstract and your statements, has long been held under other muniments of title, adversely, openly and notoriously, this old grant will be disregarded.

14. Entry No. 17, page 26, discloses unpaid taxes which must be paid before this transaction is closed.

as
15. Therefore, when the matters/herein required have been done to your satisfaction, this transaction may be closed in the usual way. Deed in the form proposed will be acknowledged, recorded and the abstract brought down to include that recordation. Thereupon should no change in the condition of the title adverse to the interests of the United States be disclosed, the purchase money may be paid. The Fiscal Agent will file with his voucher the papers required by the Reclamation Manual.

Enclosures:

District Counsel's letter
of October 29, 1920,
Extra copy of this opinion,
Abstract No. 21116 by the
Pioneer Abstract and Guarantee
Title Co.,
Copy of proposed deed,
Blueprint,
Possessory certificate.

Citation Transcribed

Note: Original agreement to sell
not returned from re-
corder's office.

Copy to:

C. E., Denver, Colo.

P. M., El Paso, Tex.

Extra copy to:

D. C., El Paso, Tex. ✓

The State of Texas, County of El Paso:

Before me, the undersigned authority, this day personally came and appeared Gudelia Wahl, to me well known, and who, after being by me duly sworn, did depose and say:

That she sometimes signs her name G. W. Wahl, and that she is the widow of G. W. Wahl, deceased, and the same party who, with other parties, entered into a written agreement with the United States, dated July 6, 1920, to convey 1.15 acres of land therein more fully described; that she is over twenty-one years of age; that her post-office address is Ysleta, Texas; and that her children, and all of them, are Geo. W. Wahl Jr., H. E. Wahl, sons, and Fannie Renner, Ella Irigoyen, and Nora Buquor, daughters, all of the daughters being now married.

GUDELIA WAHL

Sworn to and subscribed Before me, this 17th day of
November, A. D. 1920.

(SEAL)

My com. exp.
June 1, 1921.

GEO W HOADLEY

Notary Public, El Paso County,
Texas.

The State of Texas, County of El Paso:

Before me, the undersigned authority, this day personally came and appeared Isaac Loewenstein, to me well known, and who, after being by me duly sworn, did depose and say:

That he is over twenty-one years of age; that his post-office address is Ysleta, Texas; that he has for a long period of time, to wit, thirty-five years, resided in the neighborhood of Ysleta, Texas, and during all of said period of time has been personally acquainted with the family, and all of them, of G. W. Wahl, deceased, and his widow, Gudelia Wahl; and that he has read the above affidavit made by the said Gudelia Wahl, and knows of his own personal knowledge that the matters and things therein stated are true and correct.

Isaac Loewenstein

Sworn to and subscribed before me, this 17th day of
November, A. D. 1920.

(SEAL)

My com. exp.
June 1, 1921.

GEO W HOADLEY

Notary Public, El Paso County,
Texas.

Possessory Certificate.

Rio Grande Project,
El Paso, Texas, July 6, 1920.

I, Geo. W. Hoadley, Field Assistant, United States Reclamation Service, certify that I have personally examined the land sought to be acquired by the United States from G. W. Wahl et al., under contract dated July 6, 1920, in the southwest quarter of the southeast quarter and the southeast quarter of the southwest quarter of sec. 26, T. 31 S., R. 6 E., U. S. Reclamation Service survey, being also in the Ysleta Town Grant, El Paso County, Texas, for the Rio Grande project, and that the said proposed G. W. Wahl was in actual, sole, and exclusive possession of the land, holding under a life estate devised by the will of her deceased husband, claiming to be the owner thereof, and no person claiming a right in such land adverse to the said G. W. Wahl or to any of the other parties claiming remainder, reversion, or otherwise upon the determination of the said life estate, is in possession of any part of it.

GEO W HOADLEY

Field Assistant.

W. C. C. Gray
Jan. 20. 21

Mr. P. M. Dant

El Paso, Tex.

Dear Sir: I have
written to Edward on the 20th

I may have been
in the back of the store

where Mr. Dant was

referred to that but

I have it fixed so that

can sign it over to Mr.

Studdley will come on

make some arrangements

to send papers for the

to sign. I think it would

be any duplicate of

any old ones at present

and I state that
I am truly, Sincerely,
W. C. C. Gray

Los Angeles, Cal. Dec. 4th - 1920.

Mr. J. M. Dant

Friend-Edward.

Dear Sir:

El Paso, Tex.

Of return the instrument

received with your letter of the

18. Nov. 1920 to my sister Francis

Remer.

Please send the check

which belongs to me, to this

address: 3025-Baldwin St.,

Los Angeles, Cal.

Respectfully,

Ellas W. Dugan

El Paso, Texas, April 15, 1921.

Mrs. G. W. Wahl,
Ysleta, Texas.

Dear Madam:

With my letter of March 28 a voucher was sent to you, to be signed by yourself and your sons at Ysleta, after which we intended to send it to your daughters for their signatures. To date the voucher has not been returned to this office, and I am writing to inquire if you ever received it. If not, we will be glad to prepare another voucher, but if you have the paper, kindly sign and return in the manner indicated in my former letter.

You will understand, of course, that our further action looking to payment to you of the amount now awaits the voucher properly signed.

Very truly yours,

P W DENT

District Counsel.

El Paso, Texas, March 28, 1921.

Mrs. G. W. Wahl,

Ysleta, Texas.

Dear Madam:

Transmitted herewith for your signature and that of Geo. W. Wahl Jr. and H. E. Wahl, is voucher covering the land purchase for middle drain.

When the voucher is signed by yourself and your two sons above named, kindly return it to my office in El Paso, when we will forward it for signature of Mrs. Renner, Mrs. Yrigoyen, and Mrs. Buquor. With this procedure accomplished, check will be drawn and mailed to you.

You will note that we have deducted on the voucher an amount of \$34.77 for taxes for the years 1918 and 1919 which the Reclamation Service paid. Tax receipts representing this amount are inclosed herewith for your custody.

Awaiting your early action in having the voucher signed and returned as above requested, and thanking you for your courtesies in this connection,

Very truly yours,

P W DENT

incls.

District Counsel.

El Paso, Texas, February 7, 1921.

Pioneer Abstract and Guarantee Title Company,

El Paso, Texas.

Gentlemen:

Transmitted herewith to be brought down to date, including warranty deed dated November 18, 1920, running from Gudelia Wahl et al. to the United States, which has to-day been forwarded for record, is abstract of title No. 21116. New tax statement is not necessary.

Very truly yours,

P W DENT

District Counsel.

incl.

Ysleta Tex.
Feb 6. 1921

Dear Sir -

Inclosed find 50¢ in stamp
as you state in said letter for U.S.
documentary revenue stamps.

25- 2¢ postage
stamps received
Dec. Rev. Stamp
10¢ purchased
2/7-21
Harvey

I remain yours truly
Mrs Geo. A. Wahl.

El Paso, Texas, February 7, 1921.

County Clerk for El Paso County,

El Paso, Texas,

Dear Sir:

Transmitted herewith for official record is warranty deed dated November 18, 1920, running from Gudelia Wahl et al. to the United States.

Very truly yours,

P W DENT

District Counsel.

incl.

El Paso, Texas, February 4, 1921.

Mrs. G. W. Wahl,

Ysleta, Texas.

Dear Madam:

We have finally prevailed upon Mr. and Mrs. Buquor to sign the deed for middle drain right of way, and shall have same recorded and the abstract brought down to date with the least possible delay, after which payment may be made.

Before the deed can be admitted to record, it must have affixed a 50-cent U. S. documentary revenue stamp, which it is customary for the grantor to supply. If you will put us in receipt of this amount, we shall be pleased to procure the necessary stamp for you.

Taxes for 1918 and 1919 upon this property are still unpaid, and these, with interests, penalties, and cost, amount, to date, to \$34.77. This amount we shall pay and make deduction therefor in final settlement, which course is in line with that agreeable to you, as stated by Mr. Hoadley, the member of the Reclamation Service who conducted the right of way negotiations.

Kindly put us in receipt of the necessary 50 cents for revenue stamp as soon as possible.

Thanking you for this and other favors,

Very truly yours,

P W DENT

District Counsel.

El Paso, Texas,
Jan. 8, 1929.

Mrs. G. W. Wahl,
Ysleta, Texas.

Dear Madam:

On December 13, we sent you a copy of a letter addressed to yourself and the other parties in interest in your husband's estate. This letter was in regard to the refusal of Mr. Buquor to sign the deed running to the Government, his signature being necessary under the State law in order to perfect a conveyance of his wife's separate property. Mr. Buquor also stated that Mrs. Buquor would not sign and intimated that he would make it difficult for us to approach her on the subject. In our former letter we invited any suggestions that you might have in regard to the method whereby Mr. Buquor could be prevailed upon to execute the necessary deed. Kindly advise if you have any such suggestions.

Very truly yours,

P W DENT

District Counsel.

El Paso, Texas, December 13, 1920.

Mrs. G. W. Wahl.
Mr. George W. Wahl Jr.
Mr. E. E. Wahl.
Mrs. Fannie Renner.
Mrs. Ella Irigoyen.
Mrs. Nora Buquor.

Dear Sir or Madam:

You are advised that warranty deed in due form conveying right of way for the middle drain was received in this office executed by all the parties, except Mrs. Buquor and her husband. Upon presentation of this instrument to Mr. Buquor, he advised the representative of the Reclamation Service who called upon him, that he and his wife would not sign the deed, stating as reason for this refusal that the Government was making certain use of the right of way that affected his attitude in the matter, but which use is in no way in conflict with the terms of the agreement to convey or at variance in the slightest degree with the rights that the United States has acquired under this agreement.

Unless the deed is signed by Mr. and Mrs. Buquor, the Government cannot make payment for the land, and the result of the transaction, if left as it now stands, will be that all parties in interest will be deprived of their purchase money, the reason for this being that as Mrs. Wahl holds a life interest it is impracticable to pro rate the respective shares so as to settle with those who have signed.

I shall be glad to hear further from any of the parties who have suggestions to offer, or who could prevail upon the above parties holding interest still to be decided. In the meantime the United States will continue to hold possession under the agreement to convey and the Reclamation Service, while standing ready to make settlement upon proper execution of the warranty deed, will not be embarrassed in its operations.

Very truly yours,

P. W. Dent

District Counsel.

El Paso, Texas, November 18, 1920.

Mrs. Fennie Renner,
Scottsdale, Ariz.

Dear Madam:

Transmitted herewith is deed to the 1.15 acres of land to be acquired by the United States for middle drain in El Paso Valley. Kindly execute this instrument, having your husband also sign, and acknowledge, using the form of acknowledgment already prepared and attached to this instrument. This acknowledgement is the first one on the back of the deed, and is the one headed, "State of Arizona, County of Maricopa," and has your names written in by typewriter.

When you have accomplished this, send the instrument to your sister, Ella Irogoyen, whose last address which we have is 445 South East Lake Street, Los Angeles, Cal., with request that she and her husband also sign and acknowledge. Form of acknowledgment is also prepared and attached to deed for them.

The deed is then to be returned to this office in the attached addressed envelope.

Your most careful attention to this matter is requested, as the deed must be returned properly executed before we can take the steps necessary to close this transaction and make payment. When the deed is returned, we shall secure the signatures of Nora Buquer and her husband, and then have the deed recorded, and afterwards payment will be made by drawing check to the order of yourself, your two sisters, two brothers, and mother.

Again asking your best attention, and trusting that the deed will soon be returned to this office, I am,

Very truly yours,

P W DENT

District Counsel.

incls.

El Paso, Texas, October 18, 1920.

Pioneer Abstract and Guarantee Title Company,

El Paso, Texas.

Gentlemen:

Please supply an abstract of title for 1.15 acres of land in SW $\frac{1}{2}$ of SE $\frac{1}{2}$ and SE $\frac{1}{2}$ of SW $\frac{1}{4}$ sec. 26, T. 31 S., R. 6 E., Ysleta, held by the G. W. Wahl estate. Blueprint showing the location of this tract more particularly is inclosed, which kindly return, and the land is also described in an agreement dated July 6, 1920, between the United States and Mrs. G. W. Wahl et al., which is to-day being filed for record. Include tax certificate in the abstract.

We do not desire title certificate in this case.

Very truly yours,

P W DENT

District Counsel.

El Paso, Texas, October 18, 1920.

County Clerk for El Paso County,

El Paso, Texas.

Dear Sir:

Transmitted herewith for official record is contract
dated July 6, 1920, between the United States and G. W.
Wahl et al.

Very truly yours,

P W DENT

District Counsel.

incl.

Chief Counsel.

District Counsel, El Paso, Tex.

Acquisition of land - Opinion on title to 1.15 acres offered to the United States under contract dated July 6, 1920, by (Mrs. G. W. Wahl et al, in consideration of \$218.50 - El Paso Valley middle drain - Rio Grande Project.

1. I have considered your opinion of the above title under date of October 29, 1920, abstract No. 21116 by the Pioneer Abstract and Guarantee Title Co., and related papers. As identified by you, this land is a part of the Ysleta grant made by Spain through the Mexican Government, foundation title to which also runs from the patent by the State of Texas issued May 28, 1873, to the inhabitants of the Town of Ysleta, entry No. 3. As suggested by you, the United States now owns a number of tracts of land titles to which are derived from these sources.

2. The abstract discloses no conveyance by the Town of Ysleta.

3. Entry No. 4 of the abstract discloses a conveyance by Jose Loya and wife to G. W. Wahl and James Buchanan Jr. under date of March 10, 1881. The land is described in this deed by metes and bounds and is said to be in the Town of Ysleta. You state that this G. W. Wahl is now dead and was the husband of Mrs. G. W. Wahl, one of the Government contractors.

4. April 17, 1883, James Buchanan Jr. conveyed his one-half undivided interest to G. W. Wahl.

5. Entry No. 7 discloses proceedings in the court with reference to the estate of Geo. W. Wahl, deceased.

6. Entry No. 10 shows an agreement dated July 6, 1920, between the widow and heirs at law of G. W. Wahl, deceased, for the conveyance of this land to the United States.