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irt of said County, do her	eby certify that the above ins	trument of writing, dated on the 18th	
	200	The first of the second	
of November	, A. D. 19. 21 with its co	rtificate of authentication, was filed for record in my	
ce this 8th	, A. D. 19.21 with its co	rtificate of authentication, was filed for record in my	
ce this 8th duly recorded the 14	day of Februa  day of Februa  day of F	rtificate of authentication, was filed for record in my pry , A. D. 1921, at 8:30 o'clock A. M. Tebruary , A. D. 1921, at 9:45 o'clock A. M.	
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## DEPARTMENT OF THE INTERIOR UNITED STATES RECLAMATION SERVICE

INFORMATION relating to agreement made

July 6

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 Buquor and J. O. Buquor, 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 SWa of SE4 and SE4 of SW4 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 Yslets 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. Well Jand 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; Nors Buquor and J. O. Buquor, her husband; Ella Irrigoyen and Angel Irigoyen, her husband; and Funnie 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.

Thusband must join in con-lyeyance of her separate property), these latter three women being daughters lof deceased G. W. Wall.

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 stocksubscription contract with water users' association (now District);
this right of way not being invoked.

IN WITNESS WHEREOF, the parties to this agrand year first above written.  Witnesses:	
Witnesses ·	
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of	
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of	Vendor.
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of	
or	For and an habrit of the III.'' I St. I
	For and on behalf of the United States.
of-	
STATE OF California	
Lag.	
COUNTY OF LOS Angeles	
I, Edith Luddon a, a.	Notary Public
n and for said county, in the State aforesaid, do hereby	Angel Irigoyen and
who	son <b>s.</b> whose name <b>sa.re</b> subscribed
to the foregoing instrument, appeared before me thi	son
who personally known to me to be the personally known to me to be the personal the foregoing instrument, appeared before me this	rson
to the foregoing instrument, appeared before me thing the second of the uses and purposes therein set forth.	s day in person and acknowledged that  their free and voluntary act,
signed, sealed, and delivered said instrument of writing as for the uses and purposes therein set forth.  I further certify that I did examine the said.	their free and voluntary act,
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signed, sealed, and delivered said instrument of writing as for the uses and purposes therein set forth.  I further certify that I did examine the said	their free and voluntary act,  the contents of the  did declared that she did  out any coercion or compulsion, and do ss  day of August , 1920  Edith Luddon
signed, sealed, and delivered said instrument of writing as for the uses and purposes therein set forth.  I further certify that I did examine the said	their free and voluntary act,  Their free and voluntary act,

Form 7-523t 1 Revised June, 1919

## DEPARTMENT OF THE INTERIOR UNITED STATES RECLAMATION SERVICE

Rio Grande

Project

K1 Paso, Paxas (Place) (Da

Project Manager to Chief of Construction, thru District Counsel. execution

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

With G. W. Wahl. Geo. W. Wahl Jr., H. E. Wahl, Feanie Renner and Arthur Renner, her husband, Ella Irigoyen and Angel Irigoyen.

Estimated amount involved, Suguer and J. O. Bucner, her husband.

Accompanied by bond and 2 copies or Clearing Acct.

(Insert 'Yes' or 'No" bond) (Insert "Yes" or "No" bond)

Purpose:

No bond

Purchase of 1.15 acres of land for Rl Baso Valley Middle Drain.

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

District Counsel at El Paso. Texas.

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.

(Signature)

Denver, Colo. October 13, 1920. The above described contract and bond, if any, approved

October 12, 1920. F. E. Weymouth on

Chief of Xorstruction Engineer of P.M., El Paso, for

recording and further appropriate action. Denver, Colo. Enc. Chief of Construction to Director:

It is recommended that the above described contract be executed

approved and bond if any approved. Inclosures:

URIGIDAL COMPRACT TO BE HAMPURERU TO PROJECT OFFICE POR RECORDANZOM AND FURTHER ENDRER ACCIONA

yeşşti eş şilene

Washington, D. C. executed Contract approved and bond, if any, approved by

on

and year first above written.	
Witnesses:	
of	
	Vendor.
of	
of	
Fo	r and on behalf of the United States.
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TATE OF	
OUNTY OF El Paso	
7 77 77 77	store Deblid
I,	that Nora Buquor and
and for said county, in the State aforesaid, do hereby certify	that Nora Buquor and J. O. Buquor  whose name S are subscribed
	that Nora Buquor and J. O. Buquor  whose name S are subscribed
and for said county, in the State aforesaid, do hereby certify	that Nora Buquor and  J. O. Buquor  whose name S are subscribed in person and acknowledged that
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Witnesses:	
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·	For and on behalf of the United States.
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UNTY OF Maricopa	.)
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and for said county, in the State aforesaid, dominion	Io hereby certify that <b>Arthur Remer and Far</b> be the person <b>s</b> whose name <b>s are</b> subscribed be me this day in person and acknowledged that
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Geo. W. Wahl Jr. H. E. Wahl  Nora Buquor J. O. Buquor  G. W. Wahl  Vendor.  Angel Irigoyen, Ella Irigoyen  The United States of America,	Witnesses:	Arthur Renner Fannie Renner
STATE OF Texas  Of State of Texas  Of State of Texas  Of State of Texas  Ountry of El Paso  I, Gec. W. Hoadley  In and for said county, in the State aforesaid, do hereby certify that G. W. Wahl Jr. H. E. Wahl  who are personally known to me to be the persons whose names are subscribe of the foregoing instrument, appeared before me this day in person and acknowledged the  they  igned, sealed, and delivered said instrument of writing as their free and voluntary acor the uses and purposes therein set forth.  ###################################		
G. W. Wahl  Vendor.  Angel Irigoyen, Ella Irigoyen  The United States of America, By L. M. Lawson  Project Manager U. S. R. I  Of STATE OF Texas  COUNTY OF El Paso  I, Geo. W. Hoadley  n and for said county, in the State aforesaid, do hereby certify that  G. W. Wahl  who are personally known to me to be the persons whose names are subscribe of the foregoing instrument, appeared before me this day in person and acknowledged the they  igned, sealed, and delivered said instrument of writing as their free and voluntary according to the said apart from husband, the said instrument of writing as their free and voluntary according to the said apart from husband, the said instrument of writing as their free and voluntary according to the said apart from husband, the said instrument of writing as their free and voluntary according to the said and apart from husband, the said state of the said instrument of writing as their free and voluntary according to the said apart from husband, the said state of the said state of the said instrument of writing as their free and voluntary according to the said apart from husband, the said state of the said stat		Geo. W. Wahl Jr. H. E. Wahl
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Angel Irigoyen, Ella Irigoyen  The United States of America,  of By L. M. Lawson  Project Manager U. S. R. I  of Sec. W. Hoadley  I, Geo. W. Hoadley  In and for said county, in the State aforesaid, do hereby certify that G. W. Wahl  tho. Are personally known to me to be the persons whose names are subscribe the foregoing instrument, appeared before me this day in person and acknowledged the sort the uses and purposes therein set forth  The United States of America,  By L. M. Lawson  Geo. W. Wahl  Geo. W. Wahl  The E. Wall  C. W. Wahl  The H. E. Wall  The United States of America,  By L. M. Lawson  Geo. W. Wahl  The E. Wall  Geo. W. Wahl  The E. Wall  The United States of America,  By L. M. Lawson  Geo. W. Wahl  The E. Wall  C. W. Wahl  The E. Wall  The United States of America,  By L. M. Lawson  Geo. W. Wahl  The E. Wall  C. W. Wahl  The E. Wall  The		
The United States of America,  By L. M. Lewson  Project Manager U. S. R. I  OUNTY OF El Paso  I, Geo. W. Hoadley Notary Public  Geo. W. Wahl Jr. H. E. Wah  C. W. Wahl  Cho. Bre. personally known to me to be the persons whose names are subscribe  the foregoing instrument, appeared before me this day in person and acknowledged the they  gned, sealed, and delivered said instrument of writing as their free and voluntary according to the uses and purposes therein set forth. they  gned, sealed, and delivered said instrument of writing as their free and voluntary according to the uses and purposes therein set forth. they  gned, sealed, and delivered said instrument of writing as their free and voluntary according to the uses and purposes therein set forth. they  gned, sealed, and delivered said instrument of writing as their free and voluntary according to the uses and purposes therein set forth. they	of	Angel Irigoyen, Ella Irigoyen
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SS:  OUNTY OF El Paso  I, Gec. W. Hoadley , a Notary Public Geo. W. Wahl Jr. H. E. Wah and for said county, in the State aforesaid, do hereby certify that G. W. Wahl the personally known to me to be the personal whose names are subscribe the foregoing instrument, appeared before me this day in person and acknowledged the country according to the uses and purposes therein set forth.  The state of the sealed, and delivered said instrument of writing as their free and voluntary according to the uses and purposes therein set forth.  The state of the sealed and apart from husband a	of	By L. M. Lawson
SS:  OUNTY OF El Paso  I, Gec. W. Hoadley , a Notary Public Geo. W. Wahl Jr. H. E. Wah and for said county, in the State aforesaid, do hereby certify that G. W. Wahl the personally known to me to be the personal whose names are subscribe the foregoing instrument, appeared before me this day in person and acknowledged the country according to the uses and purposes therein set forth.  The state of the sealed, and delivered said instrument of writing as their free and voluntary according to the uses and purposes therein set forth.  The state of the sealed and apart from husband a		Project Manager War R R
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Comptroller, U.S.R.S.

Form 7-276. Approved May 27, 1910, by the Secretary of the Interior.

# DEPARTMENT OF THE INTERIOR UNITED STATES RECLAMATION SERVICE

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THIS	AGREEMENT	made_this_	DTD	OHV OX	ีไวว ไ <del>ๆ</del>	
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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 hemnhusband, Ella Irigoyen and Angelhaniappingell Irigoyen, her husband, and Nora Buquor and J. O. Buquor, her husband

THE Selves, 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 A tract of land situated in the outskirts of the town of Yslets, Texas, in the Southwest quarter of the Southeast quarter (SEISWI) and the Southeast quarter of the Southwest quarter (SEISWI) 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 war

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 shd Section twenty-six (26) hears North 25°46'41" East five thousand five hundred two and four tenths (5502.4) feet; thence South 45°13' West (31.06) 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. Candelatia 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 *& W. H.* 

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.

PW DENC

Abstract of title. Copy of proposed form of warranty deed.
Possessory certificate. Blueprint. Extra copy above opinion.
(Orig. agreement to soll 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.

From District Counsel

To Chief Counsel, Washington.

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

- l. 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.
- chanan Jr. by deed dated March 10, 1881, the first named grantee being the husband, now deceased, of Mrs. G. W. Wahl (otherwise known as Gudelia 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 granters from the fown of Ysleta is of Ysleta is of record. This part of the chain of title is perfected by the quitelaim 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 granter, 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.
- Il. 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.

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 Piscal 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.

Ottoward Transite

Note: Original agreement to sell not returned from recorder'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
77 0 = = m To 0 m	bed before me, this 17th day of
	, A. D. LIKU.
(SEAL)	GEO W HOLDLEY
My com. exp. June 1, 1921.	Notary Public, El Paso County, Texas.
The State of Texas, Count	y of El Paso:
CHMA AND ADDOARAG	signed authority, this day personally asc Loewenstein to me well known, e duly sworn, did depose and say:
period of time, to wit, the neighborhood of Ysleta, To time has been personally them, of G. W. Wahl, december that he has read the above	ty-one years of age; that his post- Texas; that he has for a long hirty-five years, resided in the exas, and during all of said period of acquainted with the family, and all of ased, and his widow, Gudelia Wahl; and e affidavit made by the said Gudelia a personal knowledge that the matters are true and correct.
	Isaac Loewenstein
Sworn to and subscrib November	bed before me, this 17th day of . A. D. 1920.
(SEAL)	GEO W HOADLEY
My com. exp. June 1, 1921.	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, Prexes, 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.

where the Bugues out he any hugically liter Regard & grant 20 12 al dentation above. Signallille. In sund Jorpan for there Make sorthone are forest Andly will could the Mr. P. M. Chart 1 Dely 22 18 The Comment of the State of the Jan go gul Los angeles, leal. Ocemner. Oleans send the check Respectfully, Ella W. Srigoyen Mon PM Sent

Los Angeles, but Dec. 4th 1920. Dear Sir: El Jaco, Val.

Millet Day

18. Nov-1920 to my suder Fannie received with your letter of the I return the instrument

which belongs to me, to this address: 3025-Baldwin St.

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 DEMT

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 courtisies in this connection,

Very truly yours,

P W DENT

incls.

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.

inol.

Min sing 
Self b. 1921

Win sing 
as you state in said letter for it 8

Commentary revenue Stamps.

The formal formal

County Clerk for El Paso County.

El Paso, Texas,

Dear Sir:

Transmittéd 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 T DXNC

District Counsel.

incl.

Mrs. G. W. Wahl.

Yslets, 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 DEMT

El Paso, Texas, Jan. 8, 1929.

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

Dear Medam:

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

KI Pago, Texas, December 13, 1920.

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

Doer Sir or Madam:

You are adviced 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 are. Buquor and her husband. Upon presentation of this instrument to are. 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 confey 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.

have suggestions to offer, or who could prevail upon the above parties holding interest still to be deeded. 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 youre.

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 Arizone, County of Maricopa," and has your names written in by type-writer.

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 signe 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 DEED

District Counsel.

incls.

Pioneer Abstract and Guarantee Title Company,

El Paso, Texas.

#### Gentlemen:

Please supply an abstract of title for 1.15 acres of land in SW; of SE; and SE; of SW; 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

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.

- l. 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.
- 7. 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.