

780

FREQUEZ, LOCADIO M. et. ux Jesus C.

QUINCIAN DEND

150

NEWEXAS DRAIN NO. 130

002-3-00

59-0008-00

781

QUITCLAIM DEED

THIS INDENTURE, made the 6 day of May, in the year of our Lord, one thousand nine hundred and thirty-two, between Leocadio M. Fresquez and Jesus O. Fresquez, his wife

parties of the first part, and the United States of America, party of the second part, in pursuance of the provisions of the act of June 17, 1902 (32 Stat. 368), and acts amendatory thereof and supplementary thereto.

WITNESSETH: That the parties of the first part, for and in consideration of the allowance of credits in the sum of Fifty-eight and 80/100 Dollars (\$58.80) upon the construction charge assessments of the Elephant Butte Irrigation District against lands of the said parties of the first part, pursuant to contract of December 20, 1929, between the said District and the United States, do by these premises demise, release, and forever quitclaim unto the said party of the second part, and to its successors and assigns, all the certain lot, piece, or parcel of land situated in the County of Dona Ana, and State of New Mexico, and bounded and particularly described as follows, to wit:

A tract of land lying and situate in Dona Ana County, New Mexico and in the Southwest quarter (SW 1/4) Section twenty (20) and Northwest quarter (NW 1/4) Section twenty-nine (29), Township twenty-six (26) South, Range three (3) East, N.M.P.M., Bureau of Reclamation Survey; being also within the Refuge Colony Grant and tract numbered 1769 as shown on Dona Ana County, New Mexico, Plat Book; more particularly described as follows:

Beginning at a point on the northerly property line of the land of the grantors and from which point the Southwest Corner Section twenty (20), Township twenty-six (26) South, Range three (3) East, N.M.P.M. bears South eighty degrees (80°) fifty-five minutes (55') twenty-five seconds (25") West three hundred forty-five and nine tenths (345.9) feet; thence North sixty-eight degrees (68°) four minutes (04') East, along said northerly property line, one hundred thirty and three tenths (130.3) feet; thence South thirty-eight degrees (38°) sixteen minutes (16') East one hundred fifty-seven and two tenths (157.2) feet to a point on the easterly property line of the land of the grantors, from which point the Northeast Corner Section twenty-nine (29), Township twenty-six (26) South, Range three (3) East, N.M.P.M. bears South eighty-nine degrees (89°) fifty-six minutes (56') thirty-seven seconds (37") East four thousand seven hundred thirty-seven and five tenths (4737.5) feet; thence South thirteen degrees (13°) forty-eight minutes (48') East, along said easterly property line, three hundred one and eight tenths (301.8) feet; thence North thirty-eight degrees (38°) sixteen minutes (16') West four hundred sixty-eight and five tenths (468.5) feet to the place of beginning. Said tract containing eighty-four hundredths (0.84) acres, more or less. All as shown on plat attached hereto and made a part hereof.

Correct as to Engr. Data S.M.B.

together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

To Have and to Hold, all and singular the said premises, together with all the appurtenances, unto the said party of the second part, and unto its successors and assigns, forever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed, and delivered in the presence of—

Leocadio M. Fresquez [L. S.]

Jesus O. Fresquez. [L. S.]

[L. S.]

STATE OF NEW MEXICO }  
COUNTY ON DONA ANA } ss:

On this 6 day of May, 1932, before me personally appeared Locadio M. Fresquez & his wife Jesus C. Fresquez

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

J. P. Milner  
Notary Public in and for Dona Ana County.

My commission expires 10/12/1935

**PARTIAL RELEASE OF LIEN**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned owner(s) and holder(s) of that certain \_\_\_\_\_ (Mortgage) dated \_\_\_\_\_, 19\_\_\_\_, and recorded at \_\_\_\_\_

**PARTIAL RELEASE OF LIEN**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned owner(s) and holder(s) of that certain \_\_\_\_\_ (Mortgage) dated Mortgage Feb. 15, 1926 and recorded at Page 605 Book 34 or other lien) mortgage Records of Dona Ana County, New Mexico, ha\_\_\_\_\_ released and do\_\_\_\_\_ hereby release the said mortgage (Mortgage or other lien) insofar as the same pertains to the parcel or tract of land described in the above and foregoing quitclaim deed, and authorize said lien to be released and satisfied of record to that extent, provided, however, that said mortgage shall in all other

**PARTIAL RELEASE OF LIEN**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned owner(s) and holder(s) of that certain Partial Assignment of mortgage dated June 27, 1927, and recorded at Page 661 Book 37 (Mortgage or other lien) mortgage Records of Dona Ana County, New Mexico, ha\_\_\_\_\_ released and do\_\_\_\_\_ hereby release the said Partial Assignment of mortgage (Mortgage or other lien) insofar as the same pertains to the parcel

**PARTIAL RELEASE OF LIEN**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned owner(s) and holder(s) of that certain Partial Assignment of mortgage dated Mar. 12, 1931, and recorded at Page 579 Book 46 (Mortgage or other lien) mortgage Records of Dona Ana County, New Mexico, ha\_\_\_\_\_ released and do\_\_\_\_\_ hereby release the said Partial Assignment of Mtg. (Note 5) (Mortgage or other lien) insofar as the same pertains to the parcel or tract of land described in the above and foregoing quitclaim deed, and authorize said lien to be released and satisfied of record to that extent, provided, however, that said Partial Assignment of Mtg. (Note 5) shall in all other respects remain in full force and effect. (Mortgage or other lien)

WITNESS (my, our) hand(s) and seal(s) this 20 day of April, 1932

Irene S. Zatulove

Jennie A. Atkin

~~CALIFORNIA~~  
STATE OF NEW MEXICO }  
COUNTY OF DONA ANA } ss:  
~~Alameda~~

On this 20 day of April, 1932, before me personally appeared Jennie A. Atkin, who states she has power of Attorney, recorded in El Paso County Texas to act for Irene S. Zatulove

to me known to be the person described in and who executed the foregoing Partial release of lien (Quitclaim deed or partial release of lien) and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

F. E. Brett  
Notary Public in and for Dona Ana County, ~~Alameda~~

My commission expires 9/24/33

Records of Deeds and Mortgages of said County.

M N Nevarez  
County Clerk and Ex-officio Recorder.  
Nellie E. Chavez #107208  
Deputy.

STATE OF NEW MEXICO }  
COUNTY ON DONA ANA } ss:

On this 6 day of May, 1932, before me personally appeared Locadio M. Fresquez & his wife Jesus C. Fresquez

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

J. P. Milner  
Notary Public in and for Dona Ana County.

My commission expires 10/12/1935

**PARTIAL RELEASE OF LIEN**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned owner(s) and holder(s) of that certain (Mortgage) dated \_\_\_\_\_, 19\_\_\_\_, and recorded at Page \_\_\_\_\_, Book \_\_\_\_\_, Records of Dona Ana County, New Mexico, ha\_\_\_\_\_ released and

**PARTIAL RELEASE OF LIEN**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned owner(s) and holder(s) of that certain (Mortgage or other lien) Mortgage dated Feb. 15, 1926, and recorded at Page 605 Book 34, Records of Dona Ana County, New Mexico, ha\_\_\_\_\_ released and do\_\_\_\_\_ hereby release the said mortgage insofar as the same pertains to the parcel or tract of land described in the above and foregoing quitclaim deed, and authorize said lien to be released and satisfied of record to that extent, provided \_\_\_\_\_

**PARTIAL RELEASE OF LIEN**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned owner(s) and holder(s) of that certain (Mortgage or other lien) Assignment of mortgage dated June 27, 1927, and recorded at Page 661 Book 37, Records of Dona Ana County, New Mexico, ha\_\_\_\_\_ released and do\_\_\_\_\_ hereby release the said Partial Assignment of mortgage insofar as the same pertains to the parcel or tract of land described in the above and foregoing quitclaim deed, and authorize said lien to be released and satisfied of record to that extent, provided, however, that said Partial Assignment of mortgage shall in all other respects remain in full force and effect. (Mortgage or other lien)

WITNESS (my, our) hand(s) and seal(s) this 7th day of April, 1932

Attest:  
Helen Carroll Phillips  
Asst. Secretary  
Texas

Border Mortgage Company  
By- H. E. Christie, President

STATE OF NEW MEXICO }  
COUNTY OF DONA ANA } ss:  
El Paso

On this 23rd day of April, 1932, before me appeared H. E. Christie to me personally known, who being by me duly sworn did say that he is the President of The Border Mortgage Company (Such as president or other officer)

(Here describe the corporation)  
and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and said H. E. Christie acknowledges said instrument to be the free act and deed of said corporation.

Virginia Morehead  
Notary Public in and for ~~Dona Ana~~ El Paso County.

My commission expires May 31st, 1933  
my commission expires \_\_\_\_\_

STATE OF NEW MEXICO }  
COUNTY OF DONA ANA } ss:

I hereby certify that this instrument was filed for record on the 16th day of Dec. A. D. 1932, at 2:40 o'clock, P.m., and duly recorded in Book 85 A, Page 141, of the Records of Deeds and Mortgages of said County.

M N Nevarez  
County Clerk and Ex-officio Recorder.  
Nellie E. Chavez #107208  
Deputy.

STATE OF NEW MEXICO }  
COUNTY OF DONA ANA } ss:

On this 6 day of May, 1932, before me personally appeared Locadio M. Fresquez & his wife Jesus G. Fresquez

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

J. P. Milner  
Notary Public in and for Dona Ana County.

My commission expires 10/12/1935

**PARTIAL RELEASE OF LIEN**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned owner(s) and holder(s) of that certain (Mortgage) dated \_\_\_\_\_, 19\_\_\_\_, and recorded at Page \_\_\_\_\_, Book \_\_\_\_\_

**PARTIAL RELEASE OF LIEN**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned owner(s) and holder(s) of that certain Mortgage dated Feb. 15, 1926, and recorded at Page 605, Book 34, (Mortgage or other lien)

mortgage Records of Dona Ana County, New Mexico, ha\_\_\_\_\_ released and do\_\_\_\_\_ hereby release the said mortgage insofar as the same pertains to the parcel (Mortgage or other lien) or tract of land described in the above and foregoing quitclaim deed, and authorize said lien to be released and satisfied of record to that extent, provided, however, that said mortgage shall in all other (Mortgage or other lien) respects remain in full force and effect.

WITNESS (my, our) hand(s) and seal(s) this 8th day of April, 1932

L. V. Beebe

~~Texas~~  
STATE OF ~~NEW MEXICO~~ }  
COUNTY OF DONA ANA } ss:

On this \_\_\_\_\_ day of April, 1932 before me personally appeared L. V. Beebe

to me known to be the person described in and who executed the foregoing Partial release of lien and acknowledged that he executed the same as his (Quitclaim deed or partial release of lien) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Virginia Morehead  
Notary Public in and for ~~Dona Ana~~ El Paso County.

My commission expires May 31, 1933

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

to me known to be the person described in and who executed the foregoing \_\_\_\_\_ and acknowledged that \_\_\_\_\_ executed the same as \_\_\_\_\_ (Quitclaim deed or partial release of lien) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

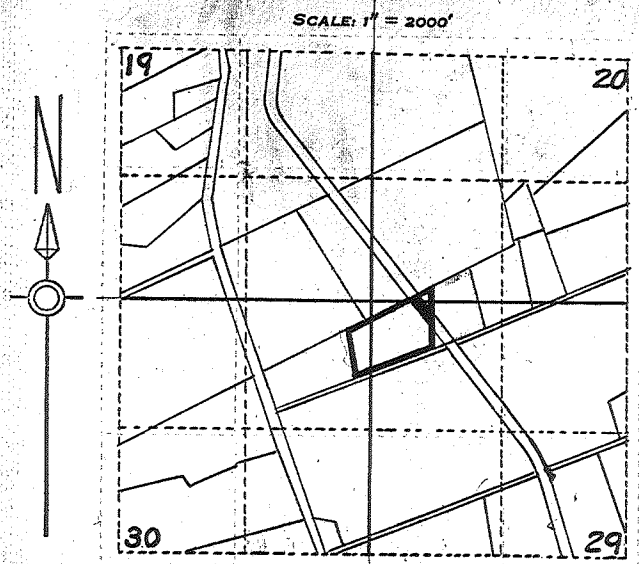
Notary Public in and for Dona Ana County.

My commission expires \_\_\_\_\_

STATE OF NEW MEXICO }  
COUNTY OF DONA ANA } ss:

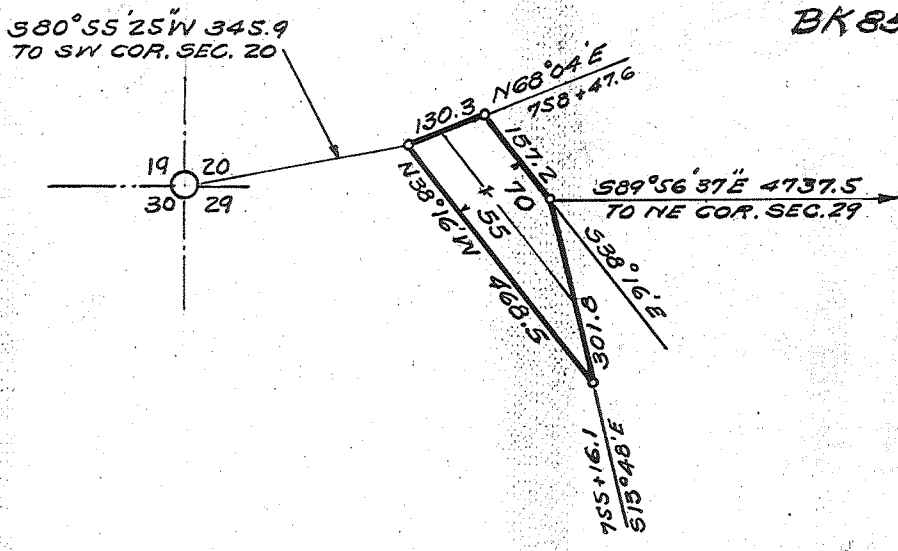
I hereby certify that this instrument was filed for record on the 16th day of Dec. A. D. 1932, at 2:40 o'clock, P.m., and duly recorded in Book 85 A, Page 141, of the Records of Deeds and Mortgages of said County.

M N Nevarez  
County Clerk and Ex-officio Recorder.  
Nellie E. Chavez #107208  
Deputy.



LOCATION PLAT  
 S. 20, 29., T. 26S., R. 3E., N.M.P.M.  
 U.S.R.S. SURVEY  
 DONA ANA COUNTY N.MEX.  
 REFUGIO COLONY GRANT  
 COUNTY PLAT NO- 1769

RofW 0.84 ACRES  
 L.M. Fresquez  
 Q.C.D. 5/6/32  
 Rec 12/6/32  
 BK 85A Pg 141



SCALE: 1" = 300 FT. 13C

DEPARTMENT OF THE INTERIOR,  
 UNITED STATES RECLAMATION SERVICE.  
 RIO GRANDE PROJECT- NEW MEXICO-TEXAS  
 MESILLA-VALLEY-DRAINAGE  
 NEMEXAS-DRAIN  
 RIGHT OF WAY

FIELD WORK: F.C.S. CHECKED: G.W.H.  
 DRAWN: Hill APPROVED:  
 1108-L-17 | EL PASO, TEX., 12/31

Constructed: Dec. 1919.

G.W.H.

DEPARTMENT OF THE INTERIOR  
BUREAU OF RECLAMATION

El Paso, Texas

9/30/32

From Superintendent

To District Counsel

Subject: Acquisition of land utilized for drains - Deed under contract dated December 20, 1929, between the Elephant Butte Irrigation District and the United States - Rio Grande Project.

1. For your consideration, there is transmitted herewith, deed dated 5/6, 1932, from Leocadio M. Frequez et ux Juana C. conveying 0.84 acres of land, in Sec. 20-29, Twp. 26'S Range 3E. Dona Ana County, Plat No. 1769, Right of Way Plat No. 13C, Thomas Drain, together with certificate of officials of the Elephant Butte Irrigation District dated 5/9 1932, under the provisions of contract dated December 20, 1929, between said District and the United States.

L. R. Fiock

Superintendent

To Superintendent

El Paso, Texas

OCT 15 1932

The above described deed appears on its face to be in satisfactory form and to be properly executed. The certificate of the officials of the Elephant Butte Irrigation District as to title is properly executed and based thereon, in accordance with the provisions of the above mentioned contract, the deed and certificate are approved as to form and legal sufficiency and the deed may be recorded and the original thereof transmitted to the Washington office in the usual manner and credit may be extended to the District in the amount stated in said certificate in accordance with provisions of the above mentioned contract.

H. J. S. Devries.

District Counsel

To The Commissioner

El Paso, Texas,

NOV 18 1937

The deed above described has been accepted and recorded. The original executed deed and certificate are transmitted herewith to the Washington office for filing.

L. R. Fiock

Superintendent.

CC - Chief Engineer  
with enclosure.

ELEPHANT BUTTE IRRIGATION DISTRICT

Las Cruces, New Mexico

May 9, 1933

CERTIFICATE TO ACCOMPANY QUIT CLAIM DEED

1. Reference is made to the accompanying quit claim deed from Leodie M. Freague & Jeanne C. Freague conveying 0.24 acres of land in Section 20 & 22 Township 24 N Range 5 E to The United States for drain right of way, and on account of which the District has fixed credit on assessments to be allowed the said grantor in the total sum of \$ 22.00 of which amount a credit of \$ \_\_\_\_\_ has already been allowed by the District to the said landowner on assessments for the year \_\_\_\_\_ pursuant to contract between the District and the United States dated December 20, 1929

2. It is certified from investigation made, that the grantor(s) named in the said deed appear(s) to be the owner(s) and in possession of the land described in said deed and that said land was at the time of said conveyance free from tax liens and other recorded liens and encumbrances.

ELEPHANT BUTTE IRRIGATION DISTRICT  
BY [Signature]  
President.

ATTEST:  
[Signature]  
Secretary.

(SEAL)