

AP

RUIZ, HERMINIO, et. ux. QUITCLAIM DEED EL PASO VALLEY RIVER DRAIN

1801

0023-0086-0217-00

20-(17) Texas

76

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

Know all Men by these Presents:

THAT I, Herminio Ruiz, and wife, Guadalupe de Ruiz

of the County of El Paso, State Texas for and in consideration of the sum of One and no/100(\$1.00) - - - - - DOLLARS,

to them in hand paid by the United States of America, acting pursuant to the Act of Congress of June 17, 1902(32 Stat., 388),

of ~~the County of~~, ~~and~~ ~~of~~, the receipt whereof is hereby acknowledged, do by these presents Bargain, Sell, Release and Forever Quit-Claim unto the said

United States of America, its successors

~~and~~ assigns all their right, title and interest in and unto that tract or parcel of land lying in the County of El Paso, and State of Texas, described as follows, to-wit:

A tract of land situated about one-fourth($\frac{1}{4}$)mile South of the town of Cuadrilla in the Southeast quarter of the Northeast quarter(SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section twenty-five(25), Township thirty-three(33)South, Range seven(7)East, and the Southwest quarter of the Northwest quarter of Section thirty(30), Township thirty-three(33)South, Range eight(8)East of the U.S. R.S. Survey, being described and bounded as follows: Beginning at the Southwest corner a point on the property line between property of Vendor and C. R. Loomis from which the Northeast corner of said Section twenty-five(25) bears North 3° 50' East two thousand five hundred twenty-six and four tenths(2526.4)feet running thence North 58°29'West one hundred seven and one-tenth(107.1)feet; thence along the property line between property of Vendor and J. Cobos North 28°46'West one hundred eleven and nine-tenths(111.9)feet; thence North 13° 1' West ninety-eight and five-tenths(98.5) feet; thence South 63° 31' East five hundred thirty-six and seven-tenths(536.7)feet; thence South 51°9'East along the West side of the Cuadrilla-Favens road sixty(and three-tenths(60.3)feet; thence North 85°36'West three hundred sixty-one(361)feet to the point of beginning, said tract containing one and twenty-five hundredths(1.25)acres, more or less.

TO HAVE AND TO HOLD all their right, title, interest, estate and claim in and to the said premises, together with all and singular, the rights, privileges and appurtenances to the same in any manner belonging, unto the said United States of America, its successors

~~he~~ and assigns forever.

WITNESS our hand s this the 21 day of February, A. D. 191 8

Witnesses at Request of Grantor

Herminio Ruiz

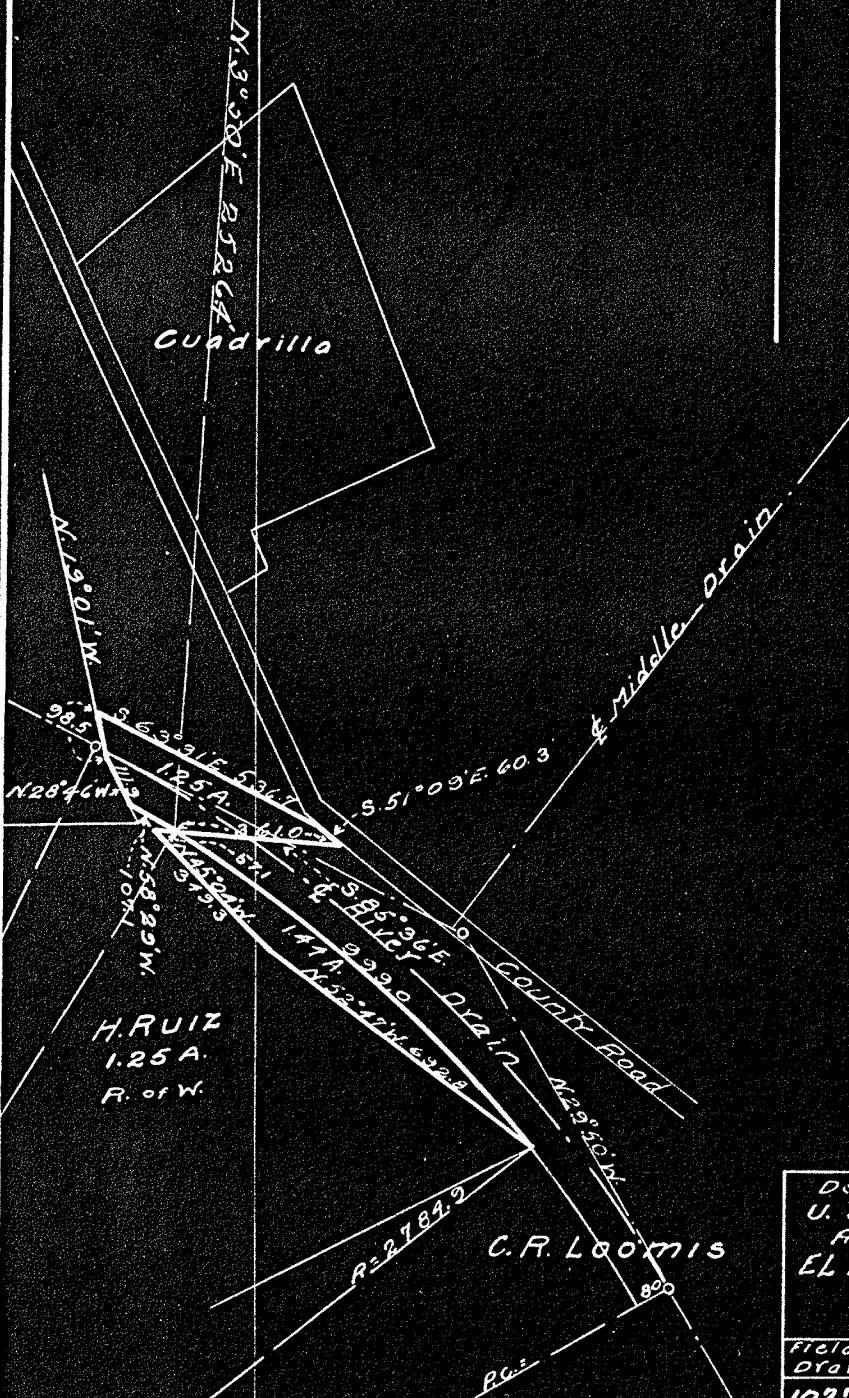
Guadalupe de Ruiz

T33S.R7E. 24 19 T33S.R.8E.
25 30



Cuadrilla

Middle Drain



H. RUIZ
1.25 A.
R. of W.

C. R. LOOMIS

Scale 1" = 400'

Department of the Interior
U. S. Reclamation Service
Rio Grande Project N.M.-Tex.
EL PASO VALLEY DRAINAGE
RIVER DRAIN
RIGHT OF WAY

Field Work F.G.S.
Drawn F.W.S.
1027 L. 20 El Paso Dec. 1917

T.33S.R.7E. 24 19 T.33S.R.8E.
25 30

4



Cuadrilla

N.89°50'E

8526.4'

N.5°01'W

98.5'

N.28°46'W

112+72.2

H. RUIZ
1.25 A.
R. of W. SE 40-13

Q.C.D. 2/21/18
Rec 3/-/18
BK 314 Pg 508

C. R. LOOMIS

R=2784.2

Middle Drain

104+53

COUNTY ROAD

R.C.:

800

7

Scale 1"=400'

Department of the Interior
U. S. Reclamation Service
Rio Grande Project N.M.-Tex.
EL PASO VALLEY DRAINAGE
RIVER DRAIN
RIGHT of WAY

Field Work F.G.S.
Drawn F.W.S.
10274-50 El Paso Dec. 1917

No. 7.

LAW OFFICES
MCKENZIE & LOOMIS
405 CAPLES BUILDING
EL PASO, TEXAS

February 8, 1918.

United State Reclamation Service,
El Paso, Texas.

U. S. Reclamation Service
RECEIVED
FEB 11 1918
EL PASO, TEXAS

Gentlemen:

Attention of District Counsel.

We herewith hand you the Herminio Ruiz deed, and wish you would kindly prepare one which is to be signed by Herminio Ruiz and wife, and we suggest that the new one be sent to him, retaining the old one until we receive the new one signed by himself and his wife.

We also hand you herewith a letter that we are writing to him concerning this matter.

We have no doubt but that he will return the deed properly signed by himself and wife within a short time as we have already delivered to him our deed to lands which he received from us in lieu of the lands he is conveying for the right of way of the River drain.

Yours truly,

McKenzie & Loomis,

By *Chas R Loomis*

CRL-D

New deed sent as per this letter Feb 13 - 1918

*Deed ret executed & forwarded to Co clk for recordation Feb 23 - 1918
Preece.*

El Paso, Texas, Feb.6, 1918.

Mr. Chas. R. Loomis,
Caples Building,
El Paso, Texas.

Dear Mr. Loomis:

Pursuant to telephone conversation had with you this day, I am returning donation deed executed by Mr. Ruiz to the United States for right of way El Paso Valley River Drain, and would request that in addition to having his wife sign the deed and acknowledge same, provided the land conveyed is community property, he would inform me as to whether there are any liens - tax or otherwise - on the land in question, And if there is any mortgage on it, please state the name of the mortgagee.

This information will aid me in making a certain certificate which is required in lieu of an abstract, and I always endeavor to save myself the time and energy required to search the records for this data, by propounding these questions to the accomodating donor.

Thanking you for your cooperation in this matter,
I am,

Very truly yours,

Asst. District Counsel.

El Paso, Texas, Dec.24, 1917.

Mr. C. R. Loomis,
El Paso, Texas.

Dear Sir:

I am herewith inclosing donation deed covering land to be donated by Mr. Ruiz for right of way purposes, and as it appears that you have this matter in hand, will you kindly have Mr. Ruiz sign and acknowledge the deed and return same to this office.

Thanking you for your courtesy, I am,

Very truly yours,

Asst. District Counsel.

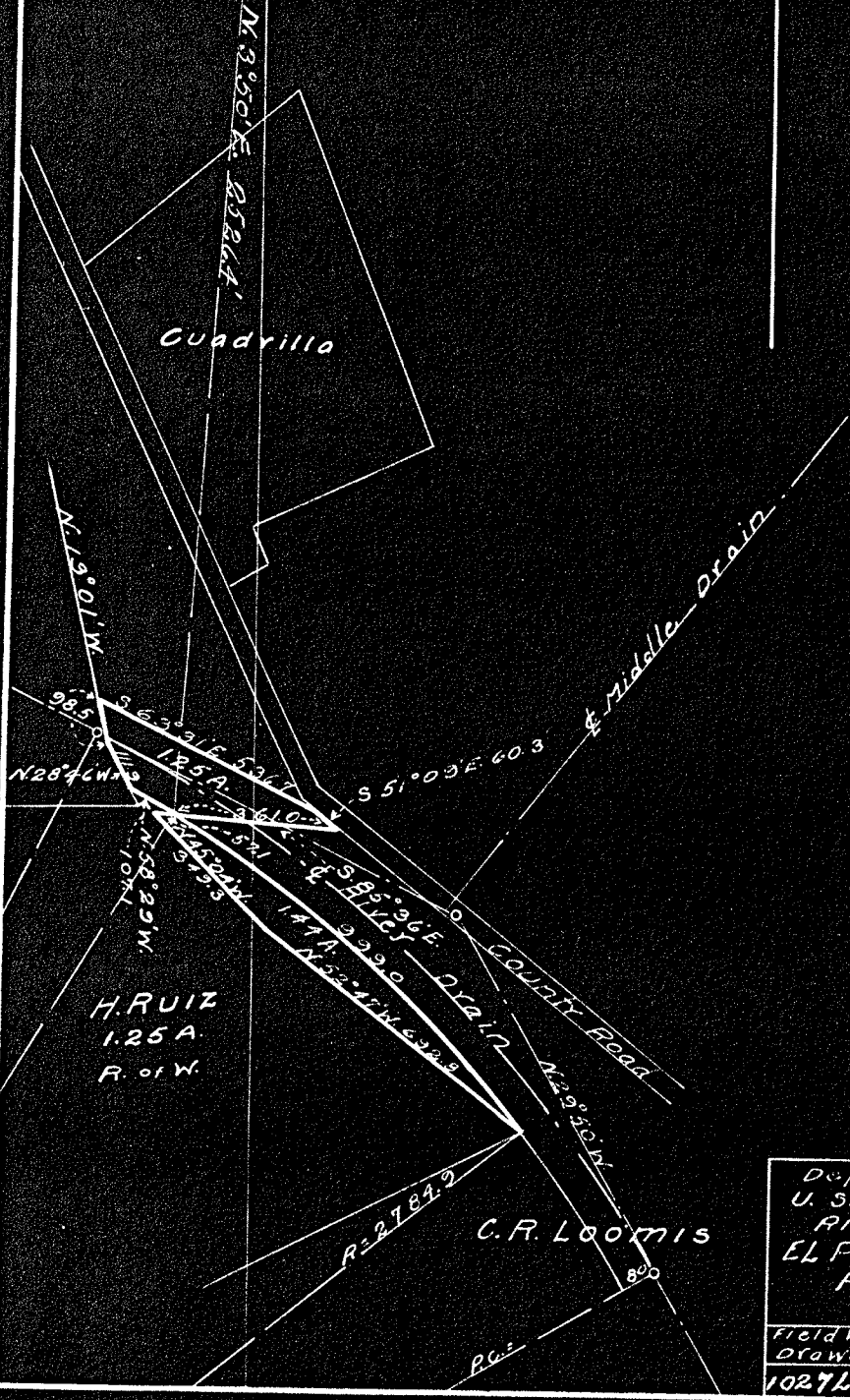
T.33S.R.7E. 24 19 T.33S.R.8E.
25 30

N



Cuadrilla

Middle Drain



H. RUIZ
1.25 A
R. of W.

C. R. LOOMIS

Scale 1"=400'
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EL PASO VALLEY DRAINAGE
RIVER DRAIN
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1027650 El Paso Dec. 1917

STATEMENT TO ACCOMPANY QUITCLAIM DEED Dated February 21,
1918, running from Herminio Ruiz and wife to the United States:

It will be noted that the deed is signed "Herminio Ruiz," while the acknowledgment is made by "Erminio Ruiz." However, it is not thought that this defect in the acknowledgment will invalidate the conveyance, as, under the rule of *Idem Sonas*, it is not likely that the grantor could take any advantage of his acknowledgment to the prejudice of the United States.

P W DENT CFB

El Paso, Texas,
March 21, 1918.

District Counsel.

I HEREBY CERTIFY With reference to the following described land:

A tract of land in SE $\frac{1}{4}$ of NE $\frac{1}{4}$ sec. 25, T 33 S, R 7 E, and SW $\frac{1}{4}$ of NW $\frac{1}{4}$ sec. 30, T 33 S, R 8 E, U. S. Reclamation Service survey, El Paso County, Texas, more particularly bounded and described in quitclaim deed dated February 21, 1918, running from Herminio Ruiz and Guadalupe de Ruiz, his wife, to the United States of America;

That the tax records of said county indicate Herminio Ruiz, the reputed owner, to be the actual owner; that there are no unsatisfied mortgages or other liens existing against said land; and that the land is not occupied adversely to the reputed owner.

C F HARVEY

Clerk.

El Paso, Texas,

March 21, 1918.