

MANASSE, HERBERT QUITCLAIM DEED WEST DRAIN NO. 73 (240)

0023-0053-0043-00

780

(STAT.)

20-6 ✓ #2464
Est. Gus Manasse
of Herbert Manasse
Las Cruces

QUITCLAIM DEED

Form 01

West 73

This Indenture, made the eighth day of March, in the year of our Lord, one thousand nine hundred and forty-one, between Herbert Manasse, atty. in fact for Elizabeth Manasse

part y 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 part y of the first part, for and in consideration of the allowance of credits in the sum of Seventy-seven and 40/100 Dollars (\$77.00) upon the construction charge assessments of the Elephant Butte Irrigation District against lands of the said part y of the first part, and contract of August 30, 1939 pursuant to contract of Dec. 20, 1929, between the said District and the United States, do ce by these premises demise, release, and forever quitclaim unto the said party of the second part, and to its successors and assigns, all that 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 North east quarter (NE $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of Section twenty-seven (27) and Southeast quarter (SE $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of Section twenty-two (22) Township twenty-five (25) South, Range two (2) East N.M.P.M., Bureau of Reclamation Survey; being also within tract numbered 1453 as shown on Dona Ana County, New Mexico, Plat Book; more particularly described as follows:

Beginning at a point on the north property line of the land of the grantors and from which point the South quarter (S $\frac{1}{4}$) corner of Section twenty-two (22) Township twenty-five (25) South, Range two (2) East N.M.P.M., Bureau of Reclamation Survey bears South eighty-nine degrees (89°) twenty-three minutes (23') twenty-five seconds (25") West two thousand one hundred fifty-seven and one-tenth (2157.1) feet; thence along said north property line North eighty-nine degrees (89°) sixteen minutes (16') East one hundred twenty-eight (128) feet to a point on a curve having a radius of six hundred sixty-six and two-tenths (666.2) feet and the tangent to the curve at said point has a bearing South fourteen degrees (14°) five minutes (5') twenty-three seconds (23") East; thence southeasterly and to the left along said curve a distance on the arc of two hundred seventy-six and three-tenths (276.3) feet; thence South thirty-seven degrees (37°) fifty-one minutes (51") East four hundred two and three-tenths (402.3) feet to a point on the east property line of the land of the grantors and from which point the northwest corner of Section twenty-six (26) Township twenty-five (25) South, Range two (2) East N.M.P.M., Bureau of Reclamation Survey bears North no degrees (0°) forty-three minutes (43') nineteen seconds (19") West five hundred thirty-nine and eight-tenths (539.8) feet; thence along said east property line South no degrees (0°) nine minutes (09') West one hundred ninety-four and nine-tenths (194.9) feet; thence North thirty-seven degrees (37°) fifty-one minutes (51") West five hundred fifty-five and nine-tenths (555.9) feet; thence to the right along a curve having a radius of seven hundred eighty-six and two tenths (786.2) feet a distance on the arc of three hundred fifty-three and four-tenths (353.4) feet; thence North twelve degrees (12°) six minutes (06') West one and seven-hundredths (1.07) feet to the point of beginning. Said tract of land containing two and two-tenths (2.2) acres, more or less. All as shown on plat attached hereto and made a part hereof.

together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in any-wise 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 part y of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of—

Elizabeth Manasse (L. S.)
by Herbert Manasse, atty. in fact (L. S.)
attorney in fact (L. S.)

3/8/41

Correct as to Engr. Date 9.0.0

STATE OF NEW MEXICO

COUNTY OF DONA ANA

SS:

On this 8th day of March, 1941, before me personally appeared

Herbert Manasse, attorney in fact for Elizabeth Manasse
to me known to be the person described in and who executed the foregoing instrument, and acknowledged that
he executed the same as his free act and deed as such attorney-in-fact.

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 April 5, 1944

PARTIAL RELEASE OF LIEN

Know all men by these presents, That the undersigned owner (s) and holder (s) of that certain

(Mortgage

Mortgage dated August 10th 1927, and recorded at Page 95, Book 38,

or other lien)

Mortgage Records of Dona Ana County, New Mexico, has... released and
hereby release the said mortgage insofar as the same pertains to the parcel

(Mortgage or other lien)

of 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
respects remain in full force and effect. (Mortgage or other lien)

Witness (my, our) hand (s) and seal (s) this 3rd day of November 1941

ATTEST:

THE FEDERAL LAND BANK OF WICHITA, WICHITA, KANSAS,
a Corporation,

By

J. A. Carrico, Assistant Secretary

R. H. Jones, Vice President

KANSAS
STATE OF ~~NEW MEXICO~~
COUNTY OF ~~DONA ANA~~
SEDCWICK

SS:

On this 3rd day of November, 1941, before me appeared R. H. Jones
to me personally known, who being by me duly sworn did say that he is the Vice President
(Such as president or other officer)
of The Federal Land Bank of Wichita, Wichita, Kansas, a corporation,
(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

R. H. Jones acknowledges said instrument to be the free act and deed of said corporation.

My commission expires November 23, 1944

Notary Public in and for ~~Dona Ana~~ Sedgwick County.

STATE OF NEW MEXICO

COUNTY OF DONA ANA

SS:

On this day of, 19...., before me personally appeared.....

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

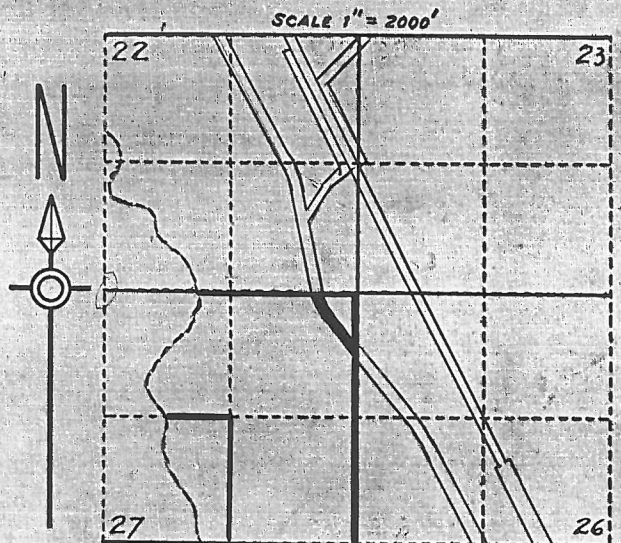
COUNTY OF DONA ANA

SS:

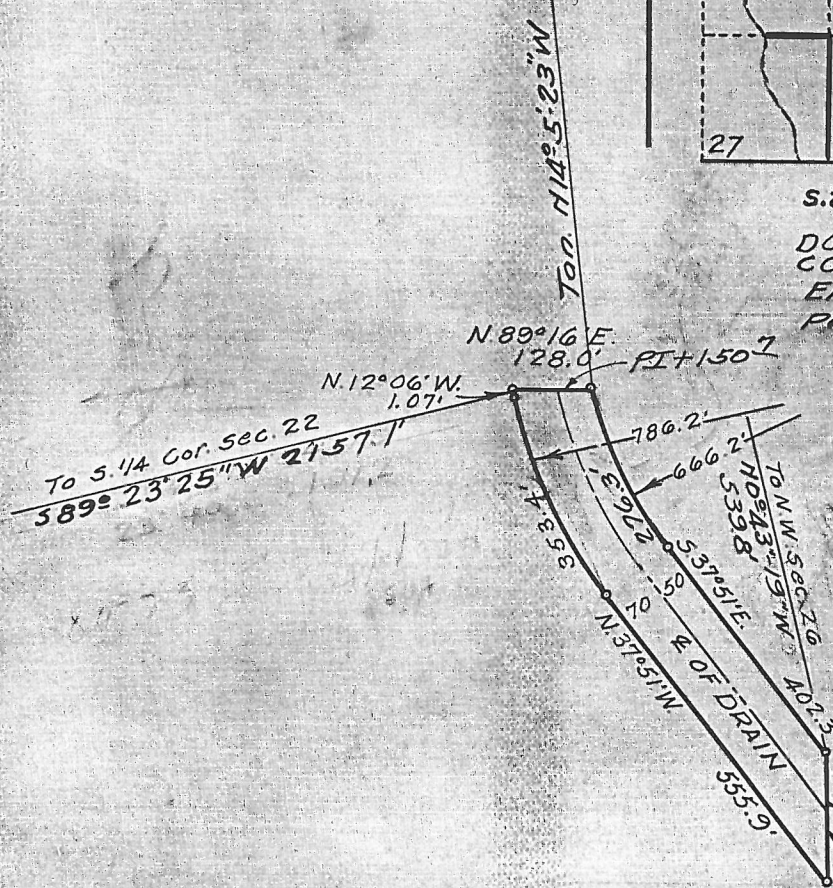
I hereby certify that this instrument was filed for record on the 23rd day of December
A. D. 1941, at 9:05 o'clock, A.m., and duly recorded in Book 856, Page 195, of the
Records of Deeds and Mortgages of said County.

County Clerk and Ex-Officio Recorder.

Deputy.



LOCATION PLAT
S. 22-27, T. 25S., R. 2E., N.M.P.M.
U.S.R.S. SURVEY
DONA ANA COUNTY, N.M.
COUNTY PLAT No. 1453
ENT- 4-26-10
PAT- 6-30-15



P.I. = 1050+63.5
Δ = 25° 45'
D = 8° 00'
T = 163.7'
L = 321.9'
R = 716.2'
C = ON ARC.

Elizabeth Manasse
R.W. AREA = 2.2 A.

S.O.C.D. 3/6/41
Rec 12/23/41
BK 85E P 9195

SCALE 1" = 300'

DEPARTMENT OF THE INTERIOR BUREAU OF RECLAMATION RIO GRANDE PROJECT-NEW MEXICO-TEXAS ELEPHANT BUTTE DISTRICT WEST DRAIN RIGHT OF WAY	
FIELD WORK J.R.	CHECKED A.A.M. G.V.H.
DRAWN S.H.C. A.A.M. APPROVED A.W.B.	
1109-L-18	EL PASO, TEX. 10/15/30

Constructed Aug. 1918.

20-62

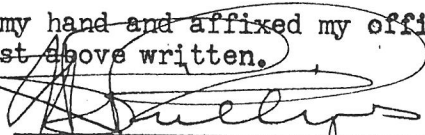
2. It is certified from investigation made, that the grantor named in the said deed is authorized to convey subject real estate by power of attorney duly acknowledged, certified, filed and recorded, in accordance with Sec. 117-118 of the New Mexico statutes 1929, that he was in possession of the land described in said deed at the time of said conveyance, and that said land was free from tax liens and other recorded liens and encumbrances.

State of New Mexico)
County of Dona Ana) ss

On this eighth day of March, 1941, before me personally appeared Herbert Manasse, to me known to be the person who executed the foregoing instrument in behalf of Elizabeth Manasse, and acknowledged that he executed the same as the free act and deed of said Elizabeth Manasse.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires _____


Notary Public in and for Dona
Ana County

My Commission Expires April 5, 1944

DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION

TRANSFER CASE

430
RIO GRANDE


El Paso, Texas Dec. 5, 1941

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.

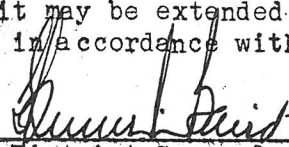
1. For your consideration, there is transmitted herewith, deed dated March 9, 1941, from Herbert Manasse conveying 2.2 acres of land, in Sec. 22-27, Twp. 25 S Range 2 E Dona Ana County, Plat No. 1453, Right of way plat No. 73 West Drain, together with certificate of officials of the Elephant Butte Irrigation District dated Nov. 5, 1941, under the provisions of contract dated December 20, 1929, between said District and the United States.


Superintendent

To Superintendent

Amarillo, Texas DEC 11 1941


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.


District Counsel
SPENCER L. BAIRD

To the Commissioner

El Paso, Texas NOV 24 1942

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


Superintendent

cc- Chief Engineer
with copy of above

N. B. PHILLIPS
TREASURER-MANAGER

IRMA G. EVANS
SECRETARY TO MANAGER

J. S. GREGG JOHN L. GREGG ASSESSOR-COLLECTOR			
EL PASO, TEXAS			
RECEIVED			
NOV 12 1941			
CH. CL.	NOTE	ADJ.	INT.
OF. ENG.			
HYDRO			

ELEPHANT BUTTE IRRIGATION DISTRICT
OF NEW MEXICO

OFFICE OF
TREASURER-MANAGER

LAS CRUCES, NEW MEXICO

November 10, 1941

Bureau of Reclamation
Federal Courthouse
El Paso, Texas

Attention: Mr. Dreyer

Gentlemen:

Enclosed herewith are the following deeds which are ready for recording, and to which are attached certificates signed by the proper officials of this District:

<u>Drain & Plat</u>	<u>Signed By</u>	<u>Acreage</u>	<u>Serial</u>
West 73	Herbert Manasse, Atty in Fact	2.2	20-62
Nemexas 17A	John W. Moore	2.27	24-60
Nemexas 17B	"	4.00	24-60

Very truly yours,

N. B. Phillips
N. B. Phillips
Treasurer-Manager

ie

Encl.

ELEPHANT BUTTE IRRIGATION DISTRICT

Las Cruces, New Mexico

November 5, 1941

CERTIFICATE TO ACCOMPANY QUIT CLAIM DEED

1. Reference is made to the accompanying quit claim deed from
Herbert Manasse, atty in fact for Elizabeth Manasse
conveying 2.2 acres of land in Section 22
27, Township 25 S,
Range 2 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 \$ 77.00,
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 and August 30, 1939.

2. ~~It is certified from investigation made, that the grantor named in~~
~~the said deed is authorized to convey subject real estate by power of attorney~~
~~duly acknowledged, certified, filed and recorded, in accordance with Sec. 117-~~
~~118 of the New Mexico statutes 1929, that he was in possession of the land~~
~~described in said deed at the time of said conveyance and that said land was~~
~~free from tax liens and other recorded liens and encumbrances.~~

~~XX~~

ELEPHANT BUTTE IRRIGATION DISTRICT

By Arthur Starr
President

ATTEST.

D. A. Lowery
Secretary

(SEAL)