

440/34

Qing Block 6.

$$\begin{array}{r} 113.04 \\ - 71.00 \\ \hline 42.04 \end{array}$$

Surveyed May 16-18, 1910 A. Conrads, Surveyor.

A W Dibrill
Clerk County Court Guadalupe County Texas.

result of some order, requisition or necessity of the government, or as the result of any cause whatsoever beyond the control of the lessee, the time of such delay or interruption shall not be counted against lessee anything in this lease to the contrary notwithstanding.

12. Lessor hereby warrants and agrees to defend the title to said land and agrees that lessee at lessee's option, (but without any duty to do so) may pay and discharge any taxes, mortgages or other liens upon said land, and in that event lessee shall be subrogated to such lien, with full right to enforce the same and in addition thereto may retain for the satisfaction of such lien and interest all royalties or rentals accruing hereunder. If lessor owns an interest in said land less than the entire fee simple estate, then the royalties and rentals to be paid lessor shall be reduced proportionately. Should the right or interest of lessee hereunder be disputed by lessor, or any other person, the time covered by the pendency of such dispute shall not be counted against lessee either as affecting the term of the lease or the time for payment of rentals or royalties or for any other purpose, and lessee may suspend all payments until there is a final adjudication or other determination of such dispute.

In witness whereof this instrument is executed on the date first above written.

W. E. Wilson

Hennie Wilson,

Albert Arend, Lessee.

The State of Texas,

County of Brown.

ss

Before me, the undersigned authority, on this day personally appeared W. E. Wilson and his wife Hennie Wilson, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed; and the aforesaid wife having been examined by me privily and apart from her husband, and having the same fully explained to her she acknowledged said 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 17 day of April 1929.

(SEAL) Frank S. Sweet, Notary Public in and for Brown County, Texas.

The State of Texas,

County of Guadalupe.

ss

Before me, the undersigned authority on this day personally appeared Albert Arend, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 18 day of April, 1929.

(SEAL) Alvin P. Mueller, Notary Public in and for Guadalupe County, Tex.

Filed for record at 11 o'clock A. M. on April 19, 1929.

Recorded at 2-30 o'clock P. M. on April 19, 1929.

H. A. Heidecke
County Clerk, Guadalupe County, Texas.

WM. BAUER

AND

DEVELOPMENT COMPANY

AGREEMENT

The State of Texas,

County of Guadalupe.

ss

KNOW ALL MEN BY THESE PRESENTS,

That Wm. Bauer and The Development Company both of Seguin, Guadalupe County, Texas make the following contract concerning the party wall, which is to be erected by The Development Company as part of the building it is now placing on part of Lot No. 2 in Block No. 44 of the acre lots

of Seguin in Guadalupe County, Texas, to-wit:

(1) It is agreed that said wall shall be erected with its center upon the division line between the property of Wm. Bauer and The Development Company. Said line beginning at a point 50 feet south of the intersection of Austin Street and East Ireland Street at the Northwest corner of said Block No. 44. Said line runs thence east parallel to the south line of the said East Ireland Street.

(2) The contract price of said building includes a cost of Seven Hundred Sixty-One (\$761.00) Dollars for the said north wall exclusive of any structures or finish on the south side thereof and including only the naked wall as so constructed, the same running from Austin Street East a distance of 75 feet and it is agreed that whenever the said Wm. Bauer, his heirs, or assigns, as owners of the property immediately north of said division line, shall erect any building adjoining the building above mentioned, he or they or either of them shall pay to The Development Company one half of the above mentioned sum, the same being Three Hundred Eighty and no/100 (\$380.00) Dollars at the time he or they shall make such improvements and he or they shall have the right to join said wall which is to be kept in good repair by The Development Company, until so joined and thereafter each party to keep in repair his half of same.

EXECUTED in duplicate this March 26th 1929.

Wm. Bauer

THE DEVELOPMENT COMPANY

By C. H. Donegan, President.

ATTEST

E. C. Willmann, Secretary.
(Seal)

The State of Texas,

County of Guadalupe.

Before me, a Notary Public in and for Guadalupe County, Texas, on this day personally appeared Wm. Bauer, and C. H. Donegan, President of The Development Company, both of Seguin, Guadalupe County, Texas, and known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they are the persons who executed the same for the purposes and consideration therein expressed and in the capacities therein stated.

Given under my hand and seal of office, this 26 day of March, 1929.

(SEAL) Chas. W. Abbott, Notary Public Guadalupe County, Texas.

Filed for record at 11 o'clock A. M. on April 19, 1929.

Recorded at 2-40 o'clock P. M. on April 19, 1929.

H. P. Heidecke
County Clerk, Guadalupe County, Texas.

106/60-1
F. M. BURNS ET UX TO J. B. BURNS DEED

The State of Texas,

County of Caldwell.

KNOW ALL MEN BY THESE PRESENTS:

That We, F. M. Burns, and wife Arminta Burns of the County of Guadalupe State of Texas for and in consideration of the sum of Eight Hundred and Twenty six and no/100 (\$826.00) Dollars to us cash in handpaid by J.B. Burns, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said J. B. Burns of the County of Guadalupe State of Texas, all that certain tract of land being 118-5/10 acres of land in Guadalupe County, Texas, situated on the waters of Highsmith Creek, a tributary of the San Marcos River, about five miles West of Luling, and Beginning at a stake the N. W. corner of No. 2, a stake in the Seguin and Luling Road; Thence S. 50 deg. W. 667 varas to the North corner of the Shack Thomas 150 acre tract; Thence S. 39 deg. E. 450 varas to a stake on the bank of Highsmith Creek; Thence N. 15 E. up a ravine 112 varas to a P O tree for corner (now down); Thence S. 50 W. 148 varas to a post for corner on Thomas Southeast line; Thence S. 40 deg. E. 493 varas to a rock for corner a P O mkd

from her husband, and having the same fully explained to her, she, the said Mrs. Jessie Bauer 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 15th day of October, A.D. 1928.

(SEAL) Chas.W. Abbott, Notary Public, Guadalupe County, Texas.

Filed for record at 4 o'clock P. M. on October 15, 1928.

Recorded at 6-30 o'clock P. M. on October 18, 1928.

H. A. Heidecke
County Clerk, Guadalupe County, Texas.

WM. BAUER ET UX

TO

THE DEVELOPMENT COMPANY

DEED 101/67

The State of Texas, |

County of Guadalupe. |

KNOW ALL MEN BY THESE PRESENTS:

That I, Wm. Bauer and wife Mary Bauer, of the County of Guadalupe, State of Texas, for and in consideration of the sum of Twelve Thousand and 00/100 (\$12,000.00) Dollars to us in hand paid by The Development Company, a private corporation, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said The Development Company of the County of Guadalupe, State of Texas, all that certain lot and parcel of land in Seguin, Guadalupe County, Texas, known and designated as all of Blocks Eleven (11), Twelve (12), Fifteen (15) and Sixteen (16) of the original Wm. Bauer Subdivision of Farm Block Number Three (3) of the Farming lots of said City excepting Lot number one (1) in Block Twelve (12) of said Bauer Subdivision. The plat of said Bauer subdivision and the record thereof, recorded in said County in deed record book Thirty four (34) at page 440, are made part hereof for all purposes.

And also a part of Block Number Nine (9) of said Bauer Subdivision described as follows: Beginning on the north line of said Block nine, at a stake set seventy five (75) feet west of the Northeast corner of said Block Nine (9) being the northeast corner of the lot sold to Neimeyer as shown in deed recorded in said County in Deed Book No. 83 page 378; Thence south 93 1/4 feet to a stake; Thence West (75.08) Seventy five and 08/100 feet to a stake; Thence North ninety three and 1/4 (93 1/4) feet to a stake in the north line of said Block nine (9) being the northeast corner of a lot sold Schulze as shown in deed book 82 page 541. Thence East 75.08 feet to the place of beginning.

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 Development Company heirs and assigns forever, and we do hereby bind ourselves, and our heirs, executors and administrators to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said The Development Company heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hand at Seguin, this 15th day of October, A.D. 1928.

Wm. Bauer

Mary Bauer.

The State of Texas, |

County of Guadalupe. |

Before me a Notary Public in and for Guadalupe County, Texas, on this day personally appeared Wm. Bauer known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15th day of October, A.D. 1928.

(SEAL) Chas.W. Abbott, Notary Public, Guadalupe County, Texas.

The State of Texas, |
County of Guadalupe. | Before me a Notary Public in and for Guadalupe County, Texas, on this day personally appeared Mrs. Mary Bauer wife of Wm. Bauer 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 fully explained to her, she, the said Mrs. Mary Bauer 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 15th day of October, A. D. 1928.

(SEAL) Chas.W. Abbott, Notary Public, Guadalupe County, Texas.

Filed for record at 4 o'clock P. M. on October 15, 1928.

Recorded at 7 o'clock P. M. on October 18, 1928.

H. A. Weidner
County Clerk, Guadalupe County, Texas.

JAMES P. SEAY ET UX TO CHAS. WILLMANN JR.

ROYALTY DEED

The State of Texas, |
County of Guadalupe. | KNOW ALL MEN BY THESE PRESENTS:

That We, James P. Seay and wife Florence Seay of the County of Guadalupe, State of Texas, have and by these presents do grant, bargain, sell, convey, set over and assign and deliver unto Chas. Willmann Jr. the following to-wit:

1/4th of my 1/8th interest in and to all of the oil, gas and other minerals in and under and that may be produced from the following described lands situated in Guadalupe County, Texas, to-wit:

90 Acres of the A. Mansola League described in two tracts:
40 Acres, Beginning at the N.E. corner of the old T. G. Maddox Place of which this property is the northwestern portion. Thence S. 75 W. with the old T. G. Maddox line 645 varas to its northwest corner. Thence S. 15 E. 349-3/5 varas to a stake set for the northwest corner of Carl Grein's tract of land, Thence with Grein's property N. 75 E. 645 vrs. to the east line of the A. Mansola League and Thence N. 15 W. with said line to the place of beginning, containing 40 acres.
50 Acres, the south half of 100 acres conveyed by F. S. Herron to Walter Seay on Jan'y 20 1912, Beginning at the northwest corner of the said 100 acres; Thence S. 15 E. 846 varas to a stake the southwest corner of said 100 acres; Thence N. 75 E. 667 varas to the S.E. corner of said 100 acres; Thence N. 15 W. 846 varas; Thence S. 75 W. 667 varas to the place of beginning, containing 100 acres.

Together with the right of ingress and egress at all times for the purpose of mining, drilling and exploring said lands for oil, gas and other minerals, and removing the same therefrom.

And said above described lands being now under an oil and gas lease originally executed in favor of R. A. Weinert it is understood and agreed that this sale is made subject to said lease but covers and includes of all the oil royalty and gas rental or royalty due and to be paid under the terms of said lease.

It is agreed and understood that none of the money rentals which may be paid to extend the term within which a well may be begun under the terms of said lease is to be paid to the said Chas. Willmann Jr. and in the event that the said above described lease for any reason becomes cancelled or forfeited, then and in that event the royalty interests on said land, for oil, gas and mineral privileges shall be owned jointly by grantor and grantee and others each owning various royalty interest in all oil, gas and other minerals in and upon said land.