

Know all men by these presents, that we, William E. Bond, Edward B. Babcock and D. Mac Gregor Crevar, parties of the first part, in consideration of the sum of one dollar, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant bargain, sell and convey unto The New York and Texas Land Company, Limited, party of the second part, its successors, heirs and assigns, in fee simple, absolute, forever, all the lands, tenements, hereditaments and real estate, all the rights and interests in real estate and all the land certificates hereinafter mentioned and described, that is to say: All the lands in the State of Texas now owned by us, jointly or in common, under and by virtue of any and all deeds executed to us by John S. Kennedy, Samuel Thorne and William Walter Phelps, and also ^{all} the land certificates now owned by us, jointly or in common, under and by virtue of any deeds or other conveyances from the said parties, including particularly all the lands in the State of Texas, located by virtue of certain certificates for land issued by the Commissioner of the General Land Office of the State of Texas, to the International and Great Northern Railroad Company, under and by virtue of a certain act of the Legislature of the State of Texas entitled, "An Act for the relief of the International Railroad Company, now consolidated with the Houston and Great Northern Railroad Company, under the name of the International and Great Northern Railroad Company," approved March 10th 1875; and also all the right, title and interest of any and every kind of the said International and Great Northern Railroad Company in, to and by virtue of

all other land certificates, not located, heretofore issued to the said company under and by virtue of the said Act, and conveyed to us. The Land certificates hereby conveyed, and also the land certificates by virtue of which the lands hereby conveyed were located, are numbered as follows, and were issued by the Commissioner of the General Land Office of the State of Texas, as follows, to wit:—

Numbers three hundred and four (304) to three hundred and nine (309), both numbers inclusive (6); three hundred and eleven (311) to three hundred and thirty-nine (339), both numbers inclusive (29); three hundred and forty-one (341) to three hundred and seventy-six (376), both numbers inclusive (36); three hundred and seventy-eight (378) to three hundred and eighty-six (386), both numbers inclusive (9); three hundred and eighty-eight (388), (1); four hundred and one (401) to four hundred and seven (407), both numbers inclusive (7); four hundred and ten (410), (1); four hundred and eighteen (418) to four hundred and twenty (420), both numbers inclusive (3); four hundred and twenty-two (422) to four hundred and thirty-seven (437), both numbers inclusive (16); four hundred and thirty-nine (439) to four hundred and forty-one (441) both numbers inclusive (3); four hundred and forty-three (443) to four hundred and sixty-five (465), both numbers inclusive (23); four hundred and sixty-eight (468), (1); four hundred and seventy-one (471) to four hundred and ninety-three (493), both numbers inclusive (23), were issued as aforesaid on the 18th day of May A. D. 1875. Numbers four hundred and ninety-four (494) to five hundred and twenty-two (522) both numbers inclusive (29); five hundred and twenty-four (524) to five hundred and twenty-nine (529), both numbers inclusive (6); five hundred and thirty-two (532)

and five hundred and thirty-three (533), (2); five hundred and thirty-five (535) to five hundred and forty-five (545), both numbers inclusive (11); five hundred and forty-seven (547) and five hundred and forty-eight (548), (2); five hundred and fifty-one (551) to five hundred and fifty-nine (559) both numbers inclusive (9); five hundred and sixty-five (565) to five hundred and seventy-five (575), both numbers inclusive (11); five hundred and eighty-one (581) to seventeen hundred (1700) both numbers inclusive (1,120); seventeen hundred and twenty-seven (1727) to three thousand and forty-nine (3,049), both numbers inclusive (1,323); three thousand and fifty-one (3,051) to three thousand one hundred and eight (3,108) both numbers inclusive (58); three thousand one hundred and thirteen (3,113) to three thousand one hundred and fifty-seven (3,157) both numbers inclusive (45); three thousand one hundred and fifty-nine (3,159), and three thousand one hundred and sixty (3,160), (2); three thousand one hundred and sixty-three (3,163) and three thousand one hundred and sixty-four (3,164), (2); three thousand one hundred and sixty-six (3,166) to three thousand one hundred and seventy-three (3,173), both numbers inclusive (8); three thousand one hundred and seventy-five (3,175) to three thousand two hundred and thirteen (3,213) both numbers inclusive (39); three thousand two hundred and sixteen (3,216) to three thousand four hundred and fifty-seven (3,457) both numbers inclusive (242); three thousand four hundred and sixty-five (3,465) to three thousand four hundred and sixty-seven (3,467), both numbers inclusive (3); three thousand four hundred and sixty-nine (3,469) to three thousand five hundred and twelve (3,512) both numbers in-

-clusive (44); three thousand five hundred and four-
-teen (3.514) to three thousand five hundred and forty-
-nine (3.549) both numbers inclusive 36; three thou-
-sand five hundred and fifty-one (3.551) to three
-thousand five hundred and fifty-three (3.553) both
-numbers inclusive (3); three thousand five hun-
-dred and fifty-five (3.555) to three thousand seven
-hundred and forty-three (3.743) both numbers in-
-clusive (189); three thousand seven hundred and
-forty-nine (3.749) to three thousand seven hundred
-and sixty-two (3.762) both numbers inclusive (14);
-three thousand seven hundred and sixty-four
(3.764) to three thousand eight hundred and six-
-teen (3.816), both numbers inclusive (53); three
-thousand eight hundred and fifty-nine (3.859) to
-four thousand and twenty (4.020) both numbers
-inclusive (162); were issued as aforesaid on the
24th day of May A. D. 1875. - Numbers four thousand
-and twenty-two (4.022) to four thousand and thirty-
-four (4.034) both numbers inclusive (13); four thous-
-and and thirty-six (4.036) to four thousand
-and eighty-three (4.083), both numbers inclusive
(48); four thousand and eighty-five (4.085), 0; -
-four thousand and eighty-seven (4.087) to four
-thousand one hundred and eight (4.108) both
-numbers inclusive (22); four thousand one hun-
-dred and fourteen (4.114) to four thousand eight
-hundred and twenty (4.820) both numbers inclus-
-ive (707); were issued as aforesaid on the 8th day
-of September A. D. 1876. And numbers four thou-
-sand eight hundred and twenty-one (4.821) to
-five thousand two hundred (5.200) both numbers
-inclusive (380); five thousand two hundred and
-eleven (5.211) to five thousand two hundred and
-twenty (5.220) both numbers inclusive (10); five thou-
-said two hundred and twenty-two (5.222) to

five thousand two hundred and thirty-three (5,233) both numbers inclusive (12); five thousand two hundred and thirty-six (5,236) to five thousand two hundred and thirty-eight (5,238) both numbers inclusive (3); were issued as aforesaid on the 16th day of February A. D. 1877, making a total of four thousand seven hundred and sixty-seven (4,767) certificates for six hundred and forty (640) acres of land each, equal to three million fifty thousand eight hundred and eighty (3,050,880) acres. But from this conveyance there are saved and excepted the following described five pieces or parcels of land, to wit:—

1. One hundred and sixty (160) acres of land located in Kinney County, Texas, by virtue of the aforesaid certificate number four thousand three hundred and fifty-five (4,355), the said 160 acres being part of Survey No. 23, Block No. 6, of the survey of the said International and Great Northern Railroad Company, in said Kinney County, and having been conveyed to John A. Jones, by the said Company, by deed dated November 20th 1877.

2. One hundred and sixty (160) acres of land located in Parker County, Texas, by virtue of the aforesaid certificate number four thousand one hundred and fifty-eight (4,158) the said 160 acres being part of Survey No. 1 in Block No. 7, of the surveys of the said International and Great Northern Railroad Company, in said Parker County, and having been conveyed to W. W. Dent by the said parties of the first part, by deed dated December 17th 1879.

3. Eighty (80) acres of land located in Polk County, Texas, by virtue of the aforesaid certificate number four thousand one hundred and forty-seven (4,147) the said 80 acres being part of Survey No. 54 of the surveys of the said International and

Great Northern Railroad Company, in said Polk County, and having been conveyed to Susan Purvis by the said parties of the first part, by deed dated March 30th A. D. 1880.

4. Fourteen (14) acres of land, located in Guadalupe county, Texas, a part of a survey of $29\frac{64}{100}$ acres of land, located by virtue of unlocated balance certificate 22-140, issued upon the aforesaid original certificate numbered four thousand eight hundred and sixteen (4,816) the said fourteen acres having been conveyed to Wilhelm Seiler by the said parties of the first part, by deed dated March 10th 1880.

5. One hundred and sixty acres (160) of land, located in Webb County, Texas, by virtue of the aforesaid certificate number two thousand eight hundred and eighty-one (2,881) the said 160 acres being a part of Survey No. 51 in Block No. 7, of the surveys of the said International and Great Northern Railroad Company in said Webb County, and having been conveyed to G. A. Kirkpatrick by the said parties of the first part, by deed dated March 30th 1880; Making the total number of acres of land thus conveyed and not included in this deed five hundred and seventy-four (574).

From this conveyance there are also saved and excepted the following described unlocated balance land certificates, which were issued to the said International and Great Northern Railroad Company by the Commissioner of the General Land Office of the State of Texas, as follows, to wit; -

Number 22-29 for four hundred and fourteen (414) acres of land, issued March 9th 1878, as a balance on the aforesaid certificate No. 3,173; number 22-65 for one hundred and sixty-seven (167) acres of land issued 7th 1877, as a balance on the aforesaid certificate No. 3,173; and number 22-155 for fifty

issued, and more in 1877, as a balance on the afore-
- said certificate No. 3.553; number 22-133 for fifty-
two (52) acres of land, issued April 27th 1877, as a
balance on the aforesaid certificate No. 3.675; num-
- ber 22-137, for four hundred and forty (440) acres
of land issued May 10th 1877, as a balance on the
aforesaid certificate No. 3.555; number 22-145, for
sixty $\frac{67}{100}$ (60 $\frac{67}{100}$) acres of land, issued May 10th 1877,
as a balance on the aforesaid certificate No. 3.472;
number 22-146, for forty-two (42) acres of land, is-
- sued May 10th 1877, as a balance on the aforesaid
certificate No. 3.494; number 22-155 for forty-six
(46) acres of land, issued May 28th 1877, as a balance
on the aforesaid certificate No. 494; number 22-159
for fifteen (15) acres of land, issued June 7th 1877 as
a balance on the aforesaid certificate No. 568;
number 23-56 for thirty-four (34) acres of land
issued May 1st 1878 as a balance on the aforesaid
certificate No. 699; number 23-57, for three hun-
- dred and eighty (380) acres of land, issued May 1st
1878, as a balance on the aforesaid certificate No.
3.756; number 23-79, for fifty-five acres of land
issued June 6th 1878, as a balance on the afore-
- said certificate No. 3.457; number 23-80, for eight-
- teen (18) acres of land issued June 6th 1878, as a bal-
- ance on the aforesaid certificate No. 3.884; number
23-82 for fifty-four (54) acres of land, issued June 6th
1878 as a balance on the aforesaid certificate No. 681;
number 23-87, for thirty (30) acres of land, issued
June 6th 1878, as a balance on the aforesaid certifi-
- cate No. 3.668; number 23-88 for thirty-three (33) a-
- cres of land, issued June 6th 1878, as a balance on
the aforesaid certificate No. 3.672; No. 23-98 for for-
- ty-nine (49) acres of land, issued June 8th 1878, as
a balance on the aforesaid certificate No. 3.791; num-
- ber 23-100, for forty (40) acres of land, issued June
8th 1878, as a balance on the aforesaid certificate

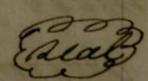
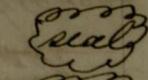
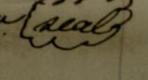
No. 3.795; making a total in unlocated balance certificates of nineteen hundred and twenty-nine $\frac{67}{100}$ (1929 $\frac{67}{100}$) acres heretofore conveyed by the said Railroad Company, and not included in this deed. From this conveyance there are also saved and excepted the following unlocated balance certificates, to wit; Number 2.313 for one hundred and sixty-six (166) acres of land, issued February 9th 1878, as a balance on the aforesaid certificate No. 3.257; number 23.81, for eighty-one and three-tenths ($81\frac{3}{10}$) acres of land, issued June 6th 1878, as a balance on the aforesaid certificate No. 3.575; number 23.84 for fifty-one (51) acres of land, issued June 6th 1878, as a balance on the aforesaid certificate No. 685; number 23.86 for one hundred and sixty (160) acres of land, issued June 6th 1878, as a balance on the aforesaid certificate No. 3.154; number 23.89 for one hundred and forty-seven and three-tenths ($147\frac{3}{10}$) acres of land issued June 6th 1878, as a balance on the aforesaid certificate No. 3.809; number 23.93 for eighty and eight-tenths ($80\frac{8}{10}$) acres of land, issued June 7th 1878, as a balance on the aforesaid certificate No. 3.786; number 23.94, for thirty-four and one-half ($34\frac{1}{2}$) acres of land, issued June 7th 1878, as a balance on the aforesaid certificate No. 3.784; number 23.111, for eleven (11) acres of land, issued June 27th 1878, as a balance on the aforesaid certificate No. 684; number 23.112 for twelve (12) acres of land, issued June 27th 1878, as a balance on the aforesaid certificate No. 3.797; number 23.239 for one hundred and sixty-one (161) acres of land, issued January 14th 1879, as a balance on the aforesaid certificate No. 3.465; making a total in unlocated balance certificates of nine hundred and four and nine-tenths ($904\frac{9}{10}$) acres, heretofore conveyed and not included in this deed; which, together with the 1,929 $\frac{67}{100}$ acres heretofore specified as having

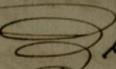
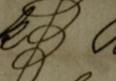
ing been conveyed ^{ate No. 3,553, number 22-133 for} said Great Northern Railroad Company, makes a total in unlocated balance land certificates of two thousand eight hundred and thirty-four and fifty-seven one hundredths (2,834 $\frac{57}{100}$) acres, which, added to the said 574 acres of land heretofore conveyed as aforesaid, make an aggregate of three thousand four hundred and eight and fifty-seven one hundredths (3,408 $\frac{57}{100}$) acres to be deducted from the said three million fifty thousand eight hundred and eighty (3,050,880) acres, thus leaving a balance of three million and forty-seven thousand four hundred and seventy-one and forty-three one hundredths (3,047,471 $\frac{43}{100}$) acres to be included, and which is hereby included, in this conveyance. It being the object and intent of this instrument to convey to the said party of the second part all of the said lands heretofore located, and not heretofore sold and conveyed, and also all the land and right in land, by virtue of the aforesaid certificates not heretofore located, and not previously sold and conveyed. And it being understood that the lands described in this indenture, as located by virtue of certain of the land certificates enumerated herein, are situated in the Counties of Anderson, Atascosa, Cherokee, Colorado, Fort Bend, Freestone, Galveston, Guadalupe, Harris, Henderson, Houston, Jackson, Leon, Liberty, Matagorda, Milam, Montgomery, Newton, Nacogdoches, Orange, Parker, Polk, San Jacinto, Trinity, Tyler, Walker, Wharton, Williamson, Carson Gray, Hewitt, Phillips, Nuttinson, Randall, Roberts, Little, Crosby, Dickens, King, Mottey, Crockett, Dimmit, Encinal, Fris, Kinney, La Salle, Maverick, Pecos, Uvalde, Webb and Zavalla, in the State of Texas, - Any and all of the aforesaid lands (if any) neces-

sary for right of way, depots and shop grounds
of land for any of the railroads now owned or
possessed by the said The International and
Great Northern Railroad Company, and now
or heretofore appropriated for any of those purpos-
es, are hereby excepted from this conveyance, and
are not to pass or be affected by this deed,
Together with all and singular the tenements, here-
ditaments and appurtenances belonging to the
aforesaid lands or any of them, or in anywise
appertaining thereto, and the reversion, remain-
der and remainders, rents, issues and profits
thereof. Also, all our estate, right, title, inter-
est, property, possession, claim and demand
whosoever, as well at law as in equity, of, in
and to the same and every part and parcel
thereof, with the appurtenances.

To have and to hold the hereinbefore granted,
bargained, and described premises, with the ap-
purtenances thereof, unto the said party of the
second part, its successors, heirs and assigns, to
its and their own use, benefit and behoof forever.

In witness whereof we have set our hands and
seals to this and forty-nine other deeds in the
words and figures of this, each of which is made
and to be considered an original deed, this tenth
day of March, in the year one thousand eight
hundred and eighty.

Signed, sealed and delivered  Wm. E. Bond 
in the presence of  E. B. Babcock 
John A. Garver  D. MacGregor 
Clerk

State of New York  S.S.
County and City of New York  Before me, John A. Garver
a Notary Public in, and by the City, County and State

acting, this day personally appeared William E. Bond,
Edward B. Babcock and D. MacGregor Ererar,
known to me to be the persons whose names are
subscribed to the foregoing instrument, and acknowl-
edged to me that they executed the same for the
purpose and consideration therein expressed.

Given under my hand and seal of
"L.S." office this 20th day of September A.D. 1880.
John D. Garver,
Notary Public W. G. Co.

Filed at 9 o'clock A.M. June 13th A.D. 1881.

Recorded at 5 o'clock P.M. July 20th A.D. 1881.

Wm E. Austin, Clerk C. C. W. Co.

By Geo Austin, Deputy.

The State of Texas
County of Matagorda I, Geo. Austin, Clerk of
the County Court in & for
Matagorda County, Texas, do hereby certify that the
foregoing ten pages & part of this page of writing,
is a true copy of a certain Deed, dated March
10th A.D. 1880, from William E. Bond, Edward B.
Babcock & D. MacGregor Ererar to The New
York and Texas Land Company, Limited, - as
same appears of Record in my Office in Volume
"T" page 52 et seq. Records of Deeds of Matagor-
da County, Texas.

Given under my hand and Seal of
Office, at Office in Town of Matagorda,
this 20th day of March A.D. 1891.

Geo Austin, Clerk,
County Court Matagorda Co. Texas.

No. _____

William E. Bond,
Edward B. Babcock &
D. Mac Gregor Crevar.

— Loan —

The New York and Texas
Land Company, Limited

Deed to Lands in
Texas.

"Certified Copy"