

Know all men by these presents, that ~~or~~ <sup>and</sup> ~~with~~  
 S. Kennedy, Samuel Thorne and William Walter  
 Phelps, parties of the first part, in consideration of  
 the sum of one dollar, the receipt whereof is here-  
 by acknowledged, have granted, bargained, sold  
 and conveyed, and by these presents do grant, bar-  
 gain, sell and convey unto William C. Bond,  
 Edward B. Babcock and D. Mac Gregor Crover,  
 parties of the second part their heirs and assigns  
 in fee simple, absolute, forever, all the lands, ten-  
 ements, 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  
 The International and Great Northern Railroad  
 Company; 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 Company, including particularly all the  
 lands in the State of Texas, located by virtue of  
 certain certificates for land issued by the Com-  
 missioner 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 con-  
 solidated with The Houston and Great North-  
 ern Railroad Company, under the name of  
 The International and Great Northern Railroad  
 Company," approved March 10<sup>th</sup> 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 vir-

= tue of all other land certificates, not located,  
heretofore issued to the said company under and  
by virtue of the said Act, and by it conveyed to  
us, The land certificates hereby conveyed and  
also the land certificates by virtue of which the  
lands hereby conveyed were located, are number-  
ed as follows, and were issued by the Commis-  
sioner 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  
(310) 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 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 hun-  
dred 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 nine-  
ty-three (493) both numbers inclusive (23); were  
issued as aforesaid on the 18<sup>th</sup> 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)

Know all men by these presents, that I, <sup>his</sup> 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 inclu-  
 sive (10); five hundred and forty-seven (547) and  
 five hundred and forty-eight (548), (2); five hun-  
 dred 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- (581) to seventeen  
 hundred (1700) both numbers inclusive (1120); 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 thous-  
 and 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 sev-  
 enty-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 num-  
 bers inclusive (242); three thousand four hun-  
 dred and sixty-five (3,465) to three thousand  
 four hundred and sixty-seven (3,467) both  
 numbers inclusive (3); three thousand four hun-  
 dred and sixty-nine (3,469) to three thousand

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 16<sup>th</sup> 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 surveys of the said International and Great Northern Railroad Company, in said Kinney County, and having been conveyed to John St. Jones by the said Company, by deed dated November 20<sup>th</sup> 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 17<sup>th</sup> 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

number 22-135, for four hundred and thirty (430) acres of land, issued April 27<sup>th</sup> 1877, as a balance on the aforesaid certificate No. 3,675; number 22-137, for four hundred and forty (440) acres of land, issued May 10<sup>th</sup> 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 10<sup>th</sup> 1877, as a balance on the aforesaid certificate No. 3,472; number 22-146, for forty-two (42) acres of land, issued May 10<sup>th</sup> 1877, as a balance on the aforesaid certificate No. 3,494; number 22-155, for forty-six (46) acres of land, issued May 28<sup>th</sup> 1877, as a balance on the aforesaid certificate No. 494; number 22-159, for fifteen (15) acres of land, issued June 7<sup>th</sup> 1877, as a balance on the aforesaid certificate No. 568; number 23-56, for thirty-four (34) acres of land issued May 1<sup>st</sup> 1878, as a balance on the aforesaid certificate No. 699; number 23-57, for three hundred and eighty (380) acres of land issued May 1<sup>st</sup> 1878, as a balance on the aforesaid certificate No. 3,756; number 23-79, for fifty-five acres of land, issued June 6<sup>th</sup> 1878, as a balance on the aforesaid certificate No. 3,457; number 23-80, for eighteen (18) acres of land, issued June 6<sup>th</sup> 1878, as a balance on the aforesaid certificate No. 3,884; number 23-82, for fifty-four (54) acres of land, issued June 6<sup>th</sup> 1878, as a balance on the aforesaid certificate No. 681; number 23-87, for thirty (30) acres of land, issued June 6<sup>th</sup> 1878, as a balance on the aforesaid certificate No. 3,668; number 23-88, for thirty-three (33) acres of land, issued June 6<sup>th</sup> 1878, as a balance on the aforesaid certificate No. 3,672; No. 23-98, for forty-nine (49) acres of land, issued June 8<sup>th</sup> 1878, as a balance on the aforesaid certificate No. 3,791; number 23-100, for forty (40) acres of land, issued June 8<sup>th</sup> 1878, as a balance on the aforesaid certificate No. 3,795; making a total in unlocated balance

balance land certificates of two thousand eight hundred and thirty-four, and fifty-seven, one hundredths (2,834,571<sup>01</sup>/<sub>100</sub>) 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<sup>57</sup>/<sub>100</sub>) 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<sup>43</sup>/<sub>100</sub>) 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 parties 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, Neogoches, Orange, Parker, Polk, San Jacinto, Smith, Tyler, Walker, Wharton, Williamson, Carson, Gray, Humphill, Hutchinson, Randall, Roberts, Cottle, Crosby, Dickens, King, Motley, Crockett, Dimmit, Encinal, Grio, Kinney, La Salle, Maverick, Pecos, Uvalde, Webb, and Zavalla, in the State of Texas.

Any and all of the aforesaid lands (if any) necessary for right of way, depots, and shops

personally appeared John S. Kennedy, Samuel Thorne,  
and William Walter Phelps, known to me to be the  
persons whose names are subscribed to the foregoing  
instrument, and acknowledged to me that they executed  
and delivered the same for the purpose and con-  
sideration therein expressed.

E.S. Given under my hand and seal of Office,  
this 17<sup>th</sup> day of September A. D. 1880.  
John A. Garver,  
Notary Public N. Y. Co.

Filed at 9 o'clock A. M. June 13<sup>th</sup> A. D. 1881.

Recorded at 11 o'clock A. M. July 19<sup>th</sup> 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 fore-  
going two pages & part of this page of writing, is  
a true copy of a certain Deed, dated March 10<sup>th</sup>  
A. D. 1880, from John S. Kennedy, Samuel Thorne  
& Wm Walter Phelps to William E. Bond, Ed-  
ward B. Babcock & D. Mac Gregor Greer, as  
same appears of Record in my Office in  
Volume "II" page 45 et seq. Records of Deeds of  
Matagorda County, Texas.

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

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

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  
hundred and fifty-five (3.555) to three thousand  
seven hundred and forty-three (3.743) both numbers  
inclusive (189); three thousand seven hundred  
and forty-nine (3.749) to three thousand seven  
hundred and sixty-two (3.762) both numbers in-  
-clusive (14); three thousand seven hundred and  
sixty-four (3.764) to three thousand eight hundred  
and sixteen (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  
24<sup>th</sup> 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 thousand  
and thirty-six (4.036) to four thousand and eighty-  
three (4.083) both numbers inclusive (48); four thousand  
and eighty-five (4.085) (1); four thousand and eighty-  
seven (4.087) to four thousand one hundred and eight  
(4.108) both numbers inclusive (22); four thousand  
one hundred and fourteen (4.114) to four thousand  
eight hundred and twenty (4.820) both numbers  
inclusive (707); were issued as aforesaid on the 8<sup>th</sup>  
day of September A.D. 1876. - And numbers four  
thousand eight hundred and twenty-one (4.821)  
to five thousand two hundred (5.200) both num-  
-bers inclusive (380); five thousand two hundred  
and eleven (5.211) to five thousand two hundred  
and twenty (5.220) both numbers inclusive (10).

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 30<sup>th</sup>. 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 10<sup>th</sup> 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 J. A. Kirkpatrick by the said parties of the first part by deed dated March 30<sup>th</sup> 1880.

Making the total number of acres of land thus conveyed 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 9<sup>th</sup> 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 January 4<sup>th</sup> 1877, as a

certificates of nineteen hundred and twenty-nine  $\frac{67}{100}$ ,  
(1929  $\frac{67}{100}$ ) acres heretofore conveyed by the said Rail-  
road Company. Also the following unlocated bal-  
ance certificates, to wit; - Number 23.313, for one hun-  
dred and sixty-six (166) acres of land, issued February  
9<sup>th</sup> 1878, as a balance on the aforesaid certificate No.  
3.251; number 23-81, for eighty-one and three-tenths  
(81  $\frac{3}{10}$ ) acres of land, issued June 6<sup>th</sup> 1878, as a balance  
on the aforesaid certificate No. 3.515; number 23-84 for  
fifty-one (51) acres of land, issued June 6<sup>th</sup> 1878, as  
a balance on the aforesaid certificate No. 685; num-  
ber 23.86 for one hundred and sixty (160) acres of land,  
issued June 6<sup>th</sup> 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 6<sup>th</sup> 1878, as a balance on the aforesaid cer-  
tificate, No. 3.809; number 23-93, for eighty and eight-  
tenths (80  $\frac{8}{10}$ ) acres of land issued June 7<sup>th</sup> 1878, as a bal-  
ance 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 7<sup>th</sup> 1878, as a balance on the a-  
foresaid certificate No. 3.784; number 23-111, for eleven  
(11) acres of land, issued June 27<sup>th</sup> 1878, as a balance  
on the aforesaid certificate No. 684; number 23-112, for  
twelve (12) acres of land, issued June 27<sup>th</sup> 1878, as a  
balance on the aforesaid certificate No. 3.797; num-  
ber 23.239, for one hundred and sixty-one (161) acres  
of land, issued January 14<sup>th</sup> 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  
sold and conveyed by the said parties of the  
first part, which together with the 1929  $\frac{67}{100}$  acres  
heretofore specified as having been conveyed  
by the said International and Great Northern  
Railroad Company, makes a total of

grounds of and 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 purposes, are hereby excepted from this conveyance, and are not to pass or be affected by this deed.

Together with all and singular the tenements, hereditaments and appurtenances belonging to the aforesaid lands, or any of them, or in anywise appertaining thereto, and the reversions, remainders and remainders, rents, issues and profits thereof. Also, all our estate, right, title, interest, property, possession, claim and demand whatsoever, 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 appurtenances thereof, unto the said parties of the second part, their heirs and assigns, to 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 by John S. Kennedy  
in the presence of John A. Garver.      J. Samuel Thorne      J. Wm. Walter Phelps

State of New York      J. S.S.  
County of City of New York      Before me, John A. Garver, a Notary Public in and for the City, County and State above named, duly commissioned, qualified, and acting, this day per-

No. \_\_\_\_\_

John S. Kennedy,  
Samuel Thorne and  
Wm. Walter Phelps

— Lo —

William E. Bond,  
Edward B. Babcock and  
D. Mac Gregor Brewer

Deed to Lands in  
Texas.

"Certified Copy"