

THE STATE OF TEXAS, }

County of Nacogdoches

Know all Men by these Presents:

THAT J. J. Ybarbo

of the County of Nacogdoches State Texas

for and in consideration

of the sum of Four hundred and fifty

DOLLARS,

as follows:

Four hundred in Cash and one hundred and fifteen $\frac{6}{100}$ dollars on the first day of December A. D. 1903, and one hundred and fifteen $\frac{6}{100}$ dollars on the first day of December A. D. 1904 and one hundred and fifteen $\frac{6}{100}$ dollars and the first day of Dec. A. D. 1905 with interest at the rate of five per cent annum from the date of this deed for which the said Leolston has executed his note of even date herewith.

HAVE GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said Leolston Jr.

of the County of Nacogdoches

and State of Texas all that certain tract of land situated in Nacogdoches County

State of Texas and apart of the J. A. Spuris grant and described as follows: Beginning at N.E. cor. of 4-d. Ward road, tract a Blk. Jack in N. 50 E. 14 ft. a Blk. Jack 4 ft. N. 10 W. 25 ft. thence N. 10 E. 140 W. cor. a Post Oak 10 m. S. 26 E. 65 W. a Blk. 10 m. S. 64 W. 8 W. thence S. 35 E. 49 62 W. cor. a P. O. 17 m. N. 20 E. 5 W. a White Oak 10 m. S. 64 W. 8 W. thence S. 10 W. 35 64 W. cor. a Pine 8 m. S. 55 E. 11 W. a Pine 8 m. N. 64 E. 16 W. thence S. 78 W. 740 W. to the place of beginning containing 80 acres of land, these lines are run with the variation of 8 degrees

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 Leolston Jr. heirs and assigns forever. And do hereby bind myself my heirs, executors and administrators to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said Leolston Jr.

heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed and stipulated, that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described notes and all interest thereon, are fully paid, according to their face and tenor, effect and reading, when this Deed shall become absolute.

WITNESS my hand at _____ this 20 day of November, A. D. 1902

Signed, Sealed and Delivered in Presence of

J. J. Ybarbo

THE STATE OF TEXAS, }

County of Nacogdoches

Before me, H. L. Mack, Notary Public

in and for Nacogdoches County, Texas, on this day personally appeared J. J. Ybarbo

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 20 day of Nov., A. D. 1902

H. L. Mack, Notary Public
Nacogdoches County, Tex.

THE STATE OF TEXAS, }

County of _____

Before me, _____

in and for _____ County, Texas, on this day personally appeared _____ wife of _____

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 _____

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 _____ day of _____, A. D. 190_____

Filed for Record the 25 day of July, A. D. 1904, at 3 o'clock P.M., and Recorded the 25 day

of July, A. D. 1904

By George E. Garrett Deputy. E. M. W. Uke Clerk
County Court, Nacogdoches County, Texas.