

18.25
9052

WARRANTY DEED

DEED

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THE STATE OF TEXAS, X
COUNTY OF MATAGORDA X

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, W. C. Huddleston, K. D. Huddleston, Elaine K. Ryan, Jacqueline J. Holt, Martha Newton Bullock, Opal Newton Garrett, Bryant G. Newton, Carmen Boney Luder and Billie Jean Boney Sanford, for and in consideration of the sum of Ten Thousand and No/100 (\$10,000.00) Dollars paid and secured to be paid, that is to say, the sum of \$5,000.00 cash to us in hand paid by Douglas Rosenthal, the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery of one certain negotiable promissory vendor's lien installment note of even date herewith in the principal sum of \$5,000.00 payable to the order of W. C. Huddleston, K. D. Huddleston, Elaine K. Ryan, Jacqueline J. Holt, Martha Newton Bullock, Opal Newton Garrett, Bryant G. Newton, Carmen Boney Luder and Billie Jean Boney Sanford, being due and payable on or before 2 years of date hereof, plus interest at the rate of 10% per annum, said note containing the usual default and attorneys fees clauses. The payment of such note being additionally secured by a Deed of Trust of even date herewith executed by Douglas Rosenthal, conveying the hereinafter described property to Eli Mayfield, Trustee, for the use and benefit of the holder of said note, reference to which is here made for all purposes;

Have BARGAINED, GRANTED, SOLD AND CONVEYED, and by these presents do BARGAIN, GRANT, SELL AND CONVEY unto the said Douglas Rosenthal, the following described tract or parcel of land, lying and being situated in Matagorda County, Texas, to-wit:

Lot 15, in Block 51, of the original townsite of Palacios, in Matagorda County, Texas, according to the Map of said townsite recorded in Volume 14 at page 374 of the Deed Records of Matagorda County, Texas

This conveyance is subject to all mineral reservations, easements and restrictions of record in the County Clerk's office of Matagorda County, Texas.

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 Douglas Rosenthal, his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and

DEED

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administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Douglas Rosenthal, his 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 and superior title is retained against the above described property, premises and improvements until the above described note and all interest thereon is fully paid according to its face, tenor, effect and reading, when this deed shall become absolute.

WITNESS our hands this 7th day of December, 1979.

W. C. Huddleston
W. C. Huddleston

K. D. Huddleston
K. D. Huddleston

Elaine K. Ryan
Elaine K. Ryan

Jacqueline J. Holt
Jacqueline J. Holt

Martha Newton Bullock
Martha Newton Bullock

Opal Newton Garrett
Opal Newton Garrett

Byrant G. Newton
Byrant G. Newton

Carmen Boney Ludey
Carmen Boney Ludey

Billie Jean Boney Sanford
Billie Jean Boney Sanford

THE STATE OF TEXAS, X
COUNTY OF X

NOT DEED

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BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared W. C. Huddleston, 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 28th day of December, 1979.


Notary Public in and for
Matagorda County, Texas.
KLEBERG

THE STATE OF TEXAS, X
COUNTY OF MATAGORDA X

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared K. D. Huddleston, 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 December, 1979.


Notary Public in and for
Matagorda County, Texas.
ELI HAWKINS

THE STATE OF TEXAS, X
COUNTY OF X

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared Elaine K. Ryan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 28th day of December, 1979.

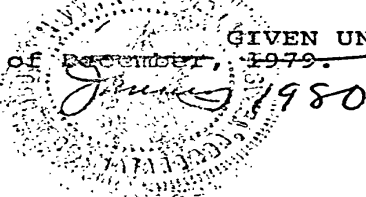

Notary Public in and for
Matagorda County, Texas.
KLEBERG

THE STATE OF TEXAS, X
COUNTY OF MATAGORDA X

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BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared Jacqueline J. Holt, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 15th day of ~~December, 1979.~~ January, 1980



Eli Mayfield
Notary Public in and for
Matagorda County, Texas.

THE STATE OF TEXAS, X
COUNTY OF X

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared Martha Newton Bullock, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

JANUARY GIVEN UNDER MY HAND AND SEAL OF OFFICE, This ✓ day of ~~December, 1979.~~ 1980



C. FRED SEHNER
NOTARY PUBLIC, COMAL COUNTY, TEXAS
MY COMMISSION EXPIRES 3-11

C. Fred Sehner
Notary Public in and for
Comal County, Texas.

C. FRED SEHNER
NOTARY PUBLIC, COMAL COUNTY, TEXAS
MY COMMISSION EXPIRES 3-11 81

THE STATE OF TEXAS, X
COUNTY OF Brewer X

X
BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared Opal Newton Garrett, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 7th day of ~~December, 1979.~~ January, 1980.



Barbara J. Buckmore
Notary Public in and for
Brewer County, Texas.

My Commission Expires 6-30-80

THE STATE OF TEXAS, X
COUNTY OF Bexar X

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BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared Byrant G. Newton, 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 14th day of ~~December, 1979~~ JANUARY, 1980.

Elaine Zemis
Notary Public in and for
Bexar County, Texas

THE STATE OF TEXAS, X
COUNTY OF Matagorda X

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared Carmen Boney Luder known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 14th day of December, 1979.

Martha L. Cox
Notary Public in and for
Matagorda County, Texas

THE STATE OF TEXAS, X
COUNTY OF X

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared Billie Jean Boney Sanford, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 20th day of December, 1979.

M. J. McCallard
Notary Public in and for
HARRIS County, Texas.

STATE OF TEXAS COUNTY OF MATAGORDA
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the above named records of Matagorda County, Texas on



JAN 25 1980

Sarah Vaughn
COUNTY CLERK, Matagorda County, Texas
By Janet Hick Deputy

FILED FOR RECORD
AT 8:30 O'CLOCK A.M

JAN 25 1980

SARAH VAUGHN
County Clerk, Matagorda County, Texas
By Janet Hick Deputy