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TITLE PAGE

Filed 7th day of November A.D. 19 80 at 3:35 o'clock P .M. and recorded 13th day of November A.D. 19 80 at 9:30 o'clock A .M. in Volume 139 , pages 325-329 , Official Public Records of Real Property Deed. DORIS LANGE, Clk.Co.Ct., Gillespie County, Texas.

Filmed by Debbie L. Wahl, Deputy.
Debbie L. Wahl

MILTON E. OEHLER

TO

B. J. NIEHOUSE, ET UX

WARRANTY DEED WITH VENDOR'S LIEN

The State of Texas,)

County of Gillespie.) KNOW ALL MEN BY THESE PRESENTS:

That I, Milton E. Oehler, a single person, of the County of Gillespie and State of Texas, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantees of their one certain promissory note of even date herewith in the principal sum of Sixteen Thousand Five Hundred and no/100 (\$16,500.00) Dollars, payable to the order of the grantor herein as therein provided, and containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to Jarvis Wieser, Trustee, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto B. J. Niehouse and wife, Alma Louise Niehouse, of the County of Kerr, and State of Texas, all of the following described property in Gillespie County, Texas, to-wit:

The same being 6.00 acres of land out of the Matilde Rivera Survey No. 27, Abstract No. 575, in Gillespie County, Texas. Said 6.00 acres of land being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin in fence for the southwest corner of this tract, said iron pin being approximately South 08° 56' East, 2287 feet from the Northwest corner of above referenced Survey No. 27; THENCE with fence North 00° 38' East, 348.60 feet to a cedar post and North 00° 30' East, 497.60 feet to an iron pin for the northwest corner of this tract; THENCE South 89° 29' East, 241.35 feet to an iron pin for the northeast corner of this tract;

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THENCE South $07^{\circ} 05'$ East, with fence, 906.65 feet to an iron pin at fence corner for the southeast corner of this tract;

THENCE North $81^{\circ} 14'$ West 365.60 feet to the place of beginning.

Grantor does also hereby convey to Grantees, their heirs and assigns, the free and uninterrupted use, liberty and easement of passing in and along a certain passageway or road described as follows, to-wit:

The same being a 40' wide roadway easement out of the Matilde Rivera Survey No. 27, Abstract No. 575, in Gillespie County, Texas; said 40' wide roadway easement being more particularly described as follows:

BEGINNING at the intersection of the northwesterly right-of-way line of Ranch Road 1631 (at Station 217+21.9) with the centerline of a neighborhood road, said point of intersection being approximately South $33^{\circ} 34'$ East 3083 feet from the Northwest corner of the Matilde Rivera Survey No. 27;

THENCE said 40' wide roadway easement being parallel to and 20 feet on each side of the following centerline description of the existing neighborhood road,

North $01^{\circ} 28'$ West, 47.95 feet,

North $50^{\circ} 26'$ East, 121.05 feet;

North $07^{\circ} 24'$ East, 185.80 feet, and

North $08^{\circ} 28'$ West, 126.00 feet.

THENCE said 40' Wide roadway easement being parallel to and 40 feet south of the following described north line of said easement,

South $83^{\circ} 04'$ West, at 53.4 feet a fence corner, continuing

with fence, a total distance of 1094.85 feet to an iron pin at fence

corner being the southwest corner of a 6.00 acre tract, and

North $81^{\circ} 14'$ West, along the south line of said 6.00 acre tract,

40.00 feet,

and to use such passageway or road at all times in common with Grantor, his heirs and assigns.

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 grantees, their heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to Warrant and Forever Defend all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is subject however to the following:

- a. Easement dated 3-11-66, executed by Milton E. Oehler, to Southwestern States Telephone Company, recorded in Volume 89, page 63, of the Deed Records of Gillespie County, Texas.
- b. Easement dated 11-1-79, granted by Milton E. Oehler, to General Telephone Company of the Southwest, recorded in Volume 132, page 96 of the Deed Records of Gillespie County, Texas.
- c. Easement dated 12-9-63, granted by Milton E. Oehler, executor to Central Texas Electric Coop, Inc., recorded in Volume 84, page 88 of the Deed Records of Gillespie County, Texas.

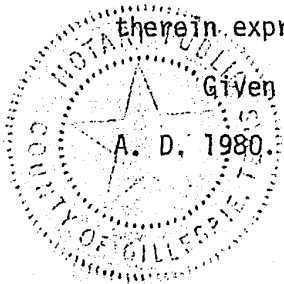
But it is expressly agreed that the vendor's lien, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

Executed this 5th day of November, A. D. 1980.

[Handwritten Signature]
Milton E. Oehler

The State of Texas,)
County of Gillespie.) Before me, the undersigned authority, on this day personally appeared Milton E. Oehler, a single person, 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 5th day of November, A. D. 1980.



[Handwritten Signature]
Notary Public, Gillespie County, Texas.
My Commission expires 11-30-80

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CERTIFICATE OF LEGALITY AND AUTHENTICITY

I, certify that the discrete numbered microfilm images between the Title Page and the Certificate of Legality and Authenticity have been made in strict accordance with Article 1941 (a), V.T.C.S., and that each image is a true, correct, and exact copy of the page or pages of the identified instrument of writing, legal document, paper, or record which had been filed for record on the date and at the time stamped on each; that no microfilm image or images were substituted for any original discrete microfilm image or images between the Title Page and this Certificate. Official Public Records of Real Property--Deed, Volume, 139 Pages 325-329 , filmed on the 13th day of November , A.D. 1980

DORIS LANGE, Clerk, by Debbie L. Wahl Deputy.
Debbie L. Wahl
