

MILTON E. OEHLER

TO

JIMMIE D. AKERS, ET UX

WARRANTY DEED WITH VENDOR'S LIEN

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STATE OF TEXAS X
COUNTY OF GILLESPIE X

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MILTON E. OEHLER, a single man, of the County of Gillespie and State of Texas, for and in consideration of the execution and delivery by Grantees of their one certain promissory note of even date herewith, in the principal sum of FOUR THOUSAND THREE HUNDRED AND NO/100 (\$4,300.00) DOLLARS, payable to the order of Grantor in monthly installments and bearing interest as therein provided, containing the usual clauses providing for acceleration of maturity and for attorney's fees, in the event of default, 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 HAROLD STEHLING, Trustee, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto JIMMIE D. AKERS and wife, RUTH A. AKERS, of the County of Gillespie and State of Texas, all of the following described real property in Gillespie County, Texas, to-wit:

BEING six (6) acres of land situated on the waters of Palo Alto Creek in Gillespie County, Texas, being a part of Milton E. Oehler tract of 220 acres out of Survey No. 27, originally granted to Matilde Rivera, Abstract No. 575, Patented to S. H. Luckie and Wm. McCraven by Patent No. 626, Volume 2, dated April 22, 1845, recorded in Volume F, page 201 of the Deed Records of Gillespie County, Texas. The said tract of six (6) acres of land is described by metes and bounds as follows, to-wit:

BEGINNING at a fence corner post in the West line of the said 220 acre tract of land at a point 298.2 varas North of the point in intersection of the West line of Survey No. 27, with the North line of F.M. Highway No. 1631 for the S.W. corner of this tract;

THENCE with fence N. 0° 12' E. 94 varas to a fence corner post;

THENCE with fence North 357.6 varas to an iron stake for the N.W. corner of this tract;

THENCE East 74.99 varas to an iron stake for the N.E. corner of this tract;

THENCE South 447.6 varas to an iron stake in fence for the S.E. corner of this tract;

THENCE with fence S. 87° 34' W. 78.59 varas to the PLACE OF BEGINNING, as surveyed by B. L. Enderle, licensed State Land Surveyor, on February 12, 1974.

This conveyance is made subject to, and the Grantees herein do not assume the payment of, those certain indebtednesses described in and secured by Deeds of Trust of record in Volume 9, page 476 and Volume 15, page 52, of the Deed of Trust Records of Gillespie County, Texas.

Grantor also hereby transfers and grants to the Grantees herein, an Easement and Right-of-Way, being a strip of land forty feet (40') in width, said roadway easement being out of and a part of Survey No. 27, Matilde Rivera, Abstract No. 575, in Gillespie County, Texas, the centerline of which is more particularly described as follows:

BEGINNING at a point 20 feet North of the S.E. corner of the six (6) acre tract of land, herein conveyed;

THENCE running Easterly parallel with the North line of a 5.323 acre tract of land out of said survey, under Contract of Sale between the Grantor herein and Norman Henk, et ux, recorded in Volume 105 at Page 28 of the Deed Records of Gillespie County, Texas;

THENCE running Southerly, parallel with and 20 feet East of the East line of said Henk tract, to the North right-of-way line of R.M. Highway No. 1631; together with the free ingress, egress and regress to and for said Grantees, their heirs and assigns, and their tenants or guests, by foot, with vehicles, horses, and livestock, as by them shall be necessary or convenient at all times and seasons forever, in, along, upon and out of said way in common with the 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 any-wise 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.

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 1st day of February, A.D. 1975.


Milton E. Oehler

THE STATE OF TEXAS X
COUNTY OF GILLESPIE X

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BEFORE ME, the undersigned authority, on this day personally appeared MILTON E. OEHLER, 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 on this the 11th day of March, A.D. 1975.



Anthony Sauer
Notary Public in and for
Gillespie County, Texas
Anthony Sauer

Filed for record in my office the 18th. day of March A.D. 1975 at 1:54 o'clock P.M. and duly recorded the 20th. day of March A.D. 1975 at 1:22 o'clock P.M. in Volume 112 , pages 347-349 , Deed Records.
Doris Lange Clk. Co. Ct., Gillespie County, Texas.

ROBERT MORITZ, ET UX TO ALFRED HENNIG

WARRANTY DEED

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THE STATE OF TEXAS)
COUNTY OF GILLESPIE)

KNOW ALL MEN BY THESE PRESENTS:

That we, ROBERT MORITZ and wife, VERA MORITZ, of Gillespie County, 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 Grantee herein named, the receipt of which is hereby acknowledged, HAVE GRANTED, SOLD AND CONVEYED, and by these presents DO GRANT, SELL AND CONVEY unto

ALFRED HENNIG

of the County of Gillespie State of Texas all of the

following described real property in Gillespie County, Texas, to-wit:
0.91 acres of land, situated in Gillespie County, Texas, being approximately 0.03 acres of land, part of Outlot No. 350 and being approximately 0.88 acres of land, part of an unnumbered Outlot or Block lying West of Outlots 350 and 351 as said unnumbered Outlot or Block are designated on the Map of Fredericksburg, Texas and Environs by the German Emigration Co., which said tract of 0.91 acres of land is more particularly described by metes and bounds in Exhibit "A" attached hereto, which said Exhibit "A" is made a part hereof for more particular description and for all pertinent purposes.

This conveyance is subject, however, to the following restrictions, covenants, conditions, easements and reservations, which are a part of the consideration for the execution of this Deed and which shall run with and burden the title to the property hereby conveyed and shall be binding upon the Grantee, his heirs, executors, administrators, and assigns:

- 1. No building other than a single family residence containing not less than 1200 square feet, exclusive of open porches, breezeways, carports and garages, shall be erected or constructed on the hereinabove described property. All buildings must be completed not later than six (6) months after laying foundations and no structures of any kind may be moved on to the property. Servants quarters, guesthouses and outbuildings may be constructed on the rear of the property after completion of the permanent residence.