

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT We, R. E. James and wife, Madge B. James, of Austin, Travis County, Texas, for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration to us in hand paid by Guy A. Thompson, Trustee in Bankruptcy of International-Great Northern Railroad Company, Debtor, the receipt of all of which consideration is hereby acknowledged and confessed, and the payment of no part of which is secured by a lien, either express or implied upon the hereinafter described real property, have granted, sold, and conveyed, and by these presents do grant, sell and convey unto the said Guy A. Thompson, Trustee in Bankruptcy of International-Great Northern Railroad Company, Debtor, his successors and assigns, all that certain lot, tract, or parcel of land situated in the City of Austin, Travis County, Texas, and more particularly described as follows, to wit:

Being the south part of Lots Nos. One and Two (1 & 2) in Block No. Nine (9) in Outlet No. Eleven (11) in Division Z of said City of Austin and being all that part of said Lots One and Two lying south of the right of way of the I-GN Railroad Company, which right of way goes across said Block Nine and being the property described in deeds executed by D. H. Deem, dated May 5, 1904, recorded in Book 207, page 228, of the Deed Records of Travis County, Texas, and being also the same property conveyed by S. J. Von Koenigsmann by special warranty deed dated January 21, 1943, to R. E. James and recorded in Volume 709, page 501, of the Deed Records of Travis County, Texas, reference to said deeds being made for all pertinent purposes, and more particularly described by metes and bounds as follows, to wit:

BEGINNING at the intersection of the west line of Baylor Street produced and the south property line of the International-Great Northern Railroad Company; thence in an easterly direction along said south property line (produced easterly) forty feet more or less to the intersection of said south property line produced with the center line of Baylor Street produced; thence in a southerly direction along the center line of Baylor Street produced south 25 degrees 03 minutes west 322 feet more or less to a boundary

line of the Sand Beach Reserve; thence along said boundary line of the Sand Beach Reserve north 54 degrees 30 minutes west 622.84 feet more or less to the southeast corner of a tract of land quitclaimed by R. E. James to R. E. James Gravel Company, Inc., by quitclaim deed dated the 24th day of February, 1943, reference to which is here made; thence north 25 degrees 03 minutes east along the east boundary line of said tract of land quitclaimed by R. E. James to R. E. James Gravel Company, Inc., aforesaid, 230 feet more or less to the south property line of the said International-Great Northern Railroad Company; thence in an easterly direction along the south property line of said Railroad 313 feet more or less to the point of beginning, said tract of land containing 4 acres, more or less; and being the same property described in deed from S. J. Von Koenig to R. E. James dated February 21, 1933, and recorded in Book 1043, pg. 293 of the Deed Records of Travis County, Texas, and re-filed for record in Book 1111, pages 39-40, Deed Records of Travis County, Texas, reference to said deed and the record thereof being here made for all pertinent purposes.

It being the intention of Grantors herein to convey all real estate owned by them to the Grantee, and being situated in the Raymond Subdivision of Division 'X' in the City of Austin, Travis County, Texas.

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 Guy A. Thompson, Trustee in Bankruptcy of International-Great Northern Railroad Company, Debtor, his successors and assigns forever, and we do hereby warrant and forever defend all and singular the said land and premises unto the said Guy A. Thompson, Trustee in Bankruptcy of International-Great Northern Railroad Company, Debtor, his successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under us; it being our intention to warrant that Grantors have not previously conveyed the above described property to anyone other than Grantee herein, and that they have placed no encumbrances thereon; except however, no warranty is made as to any taxes which may be due and owing upon the aforesaid above described property.

581

WITNESS OUR HANDS at Austin, Texas, this April 23, A. D. 1953.

R. E. James
R. E. James

(\$6.60 U. S. Int. Rev. Stamps Can.)

Madge B. James
Madge B. James

THE STATE OF TEXAS |
COUNTY OF TRAVIS |

BEFORE ME, the under-signed authority, on this day personally appeared R. E. James and wife, Madge B. James, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

And the said Madge B. James, wife of the said R. E. James, having been examined by me, privily and apart from her husband, and having the same fully explained to her, she, the said Madge B. James, 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 23rd day of April, A. D. 1953.

Notary Public
Notary Public, Travis County, Texas