

CORRECTION DEED

THE STATE OF TEXAS  
COUNTY OF MAVERICK

WHEREAS by Deed dated January 4, 1973, and recorded in Vol. 114, at page 238, of the Deed Records of Maverick County, Texas, we, the undersigned Angel Torres and wife, Esther Torres, intending to convey to Pedro V. Felan and wife, Pauline Felan, the real property which we had acquired by Deed from Ramona Gonzalez Vda. de Camacho, dated February 19, 1943, and recorded in Vol. 34, at page 149, of the Deed Records of said County; described the property thereby conveyed as "Lot C, Block 5, Bluff Range, Eagle Pass, Maverick County, Texas", which description may have been taken from a statement or receipt for ad valorem taxes, but does not correspond with the description contained in any of the recorded deeds by which title to said property had theretofore been conveyed; and WHEREAS we desire to dispense with any uncertainty as to identity of the property intended to be conveyed by us to the said Pedro V. Felan and wife:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, ANGEL TORRES AND WIFE, ESTHER TORRES, of Maverick County, Texas, for and in consideration of the price paid to us by, and for the account of Pedro V. Felan and wife, Pauline Felan, of 866 Trinity Street, Eagle Pass, Texas 78852, hereinafter called grantees, as recited in the above mentioned Deed from us to them, dated January 4, 1973, and recorded in Vol. 114, at page 238, of the Deed Records of Maverick County, Texas, have Granted, Sold and Conveyed, and by these presents do GRANT, SELL AND CONVEY unto the said PEDRO V. FELAN and wife, PAULINE FELAN, of Maverick County, Texas, all that certain real property situated in Maverick County, Texas, and described as follows, to-wit:

Being the West 18 feet of of the South 75 feet of Lot 3, in Block 5, Bluff Range, of the City of Eagle Pass, Maverick County, Texas, as shown on the plat of said City which is on deposit in the office of the County Clerk of said County, AND a strip of land 75 feet in width lying adjacent to and West of the above described portion of said Lot 3 extending in a Westerly direction from the West line of said portion of Lot 3 to the East bank of the Rio Grande River between Westerly extensions of the North and South lines of the above described portion of said Lot 3; and being the same land conveyed to Angel Torres by Deed from Ramona Gonzalez Vda. de Camacho, dated February 19, 1943, and recorded in Vol. 34, at page 149, of the Deed Records of said County; reference being here made to said Deed, and the record thereof, for further description of said land.

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 we do hereby bind ourselves, our 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.

EXECUTED this the 27<sup>th</sup> day of August, 1982.

*Angel Torres*  
\_\_\_\_\_  
(Angel Torres)  
*Esther Torres*  
\_\_\_\_\_  
(Esther Torres)

199/560

THE STATE OF TEXAS  
COUNTY OF MAVERICK

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared ANGEL TORRES and wife, ESTHER TORRES, both 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 27<sup>th</sup> day of August, 1982.



*Luz Maria Araya*  
Luz Maria Araya, Notary Public  
in and for the State of Texas.

Filed for record the 30 day of August, 1982 at 2:25 o'clock P.M.

E. Lopez, County Clerk

By Juanita A. Rodriguez, Deputy

561

8-1291-WARRANTY DEED-Vendor's Lien-Two Single and Corporation Acknowledgments.

CLARK & COVENS, INC.

The State of Texas,  
COUNTY OF MAVERICK

Know all Men by These Presents:

That we, Angel Torres and wife, Esther Torres

of the County of Maverick State of Texas for and in consideration  
of the sum of (\$4,500.00)

Four Thousand Five Hundred and No/100 ----- DOLLARS  
to us paid and secured to be paid by Pedro V. and Pauline Felan

as follows:

First. The sum of \$500.00 in cash, the receipt of which is hereby  
acknowledged and confessed.  
Second. The sum of \$4,000.00 to be paid by the said Pedro V. and Pauline  
Felan in accordance with the terms of their one certain promissory note  
of even herewith, executed by the said grantees, payable at our request  
to the order of the First National Bank, Eagle Pass, Texas, in 84 equal  
monthly installments of \$75.96 each, with the first such installment of  
\$75.96 to be due and payable on or before the 10th day of February, 1973,  
and a like installment to be due and payable on or before the 10th day  
of each succeeding month thereafter until a total of 84 installments have  
been paid.

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

Pedro V. and Pauline Felan

of the County of Maverick State of Texas all that certain  
lot or parcel of land situated in Maverick County, Texas, known, design-  
ated and described as Lot C, Block 5, Bluff Range, Eagle Pass, Maverick  
County, Texas.

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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 Pedro V. and Pauline Felan, their

heirs and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Pedro V. and Pauline Felan, their

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 note, and all interest thereon, are fully paid according to their face and tenor, effect and reading.

and for value received from the First National Bank, Eagle Pass, Texas, who has on this date paid to me the full principal amount of the note above-mentioned in the amount of \$4,000.00, we, the grantors herein do hereby transfer and assign, without recourse on us in any event, unto the said First National Bank, Eagle Pass, Texas, the said vendor's lien hereby retained, together with the superior right, equities and title which we have in and to the real property hereby conveyed, as security for the payment of said note. It being understood that when the said note is paid in full this deed shall thereupon become absolute

WITNESS OUR hand's at Eagle Pass, Texas  
this 4 day of January, A. D. 1973

Witness at request of Grantor:  
*Angel Torres*  
*Esther P. Torres*

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF Maverick

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Angel and Esther Torres known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4 day of January, A. D. 1973  
(L. S.) *Alicia Cortez*

Notary Public in and for Maverick County, Texas.

Filed for record the 12 day of January, 1973 at 1:35 o'clock P.M.  
E. Lopez, County Clerk By Ermelinda G. Sumpter, Deputy

H67380

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 18 day of February, A.D. 1943.

(L.S.)

C. M. Benavides  
C. M. Benavides, Notary Public, Maverick County,  
Tex. My commission Exp. 6-1-43

Filed for record this 19 day of February A.D. 1943, at 10:00 o'clock A.M.

By Irene Ritchie...Deputy A. Boubel...County Clerk.

THE STATE OF TEXAS,  
COUNTY OF MAVERICK..

KNOW ALL MEN BY THESE PRESENTS:

That I, Ramona Gonzalez Vds. de Camacho, of the County of Maverick, State of Texas, for and in consideration of the sum of Ninety (\$90.00) and No/100 Dollars to me in hand paid by Angel Torres, the receipt whereof is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said Angel Torres of the County of Maverick, State of Texas, all that certain parcel or tracts of land lying and being situated within the City of Eagle Pass, in Maverick County, Texas, and described as follows to-wit: Beginning at the Southwest corner of Lot No. Three (3) in Block No. 5, Bluff Range of said City, thence in a westerly course parallel with the continuation of the North line of said Lot No. 3, to the Rio Grande; thence up the said River Seventy five (75) feet in an easterly direction parallel with the projection of the South line of said Lot No. 3, to a point of the West line of said Lot No. 3, and Seventy-five 75 feet from its Southwest corner; thence southwardly with the west line of said Lot No. 3, Seventy-five 75 feet to the place of beginning.

Also part of Lot No. 3, Block five (5) Bluff Range described as follows: Beginning at the Southwest corner of said Lot No. 3, thence in an easterly direction along the South line of said Lot No. 3, Eighteen (18) feet thence in an Northerly direction and parallel with the West line of said Lot No. 3, Seventy-five 75, feet thence in a Westerly direction parallel with the South line of said Lot No. 3, Eighteen 18, feet to the West line of said Lot No.3 Seventy-five feet from its Southwest corner; thence along the west line of said Lot No.3, Seventy-five 75 feet to the place of beginning. Purchaser will pay all back taxes due on said property.

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

Witness my hand at Eagle Pass, Texas, this 18th day of Feb. A.D. 1943.

her  
Ramona Gonzalez X Vda de Camacho  
cross

Witnesses at request of grantor to her cross:

Peter Rossi  
A.G. Barrientos

34/149

THE STATE OF TEXAS  
COUNTY OF MAVERICK..

Before me, the undersigned authority, a Notary Public in and for Maverick County, Texas on this day personally appeared Ramona Gonzalez Vda. de Camacho 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 undermy hand and seal of office, this 19th day of February, A.D. 1943.

(L.S.) Peter Rossi  
Notary Public, Maverick County, Texas.

Filed for record the 19 day of February, 1943, at 4:15 o'clock, P.M.

Irene Ritchie....Deputy. A.Boubel....County Clerk.

THE STATE OF TEXAS, KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF MAVERICK..

That we, Mrs. W.C. Douglas and Mrs. Julia Bryant, widows of the County of Bexar State of Texas, for and in consideration of the sum of One Thousand Five Hundred and no/100 DOLLARS to us paid and secured to be paid by Refugio Rodriguez and Ana Maria C. de Rodriguez as follows: Cash, receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said Refugio Rodriguez and Ana Maria C. de Rodriguez of the County of Maverick, State of Texas, all that certain tract out of original Lot No. 62, Block 3, Range 2, City of Eagle Pass, Maverick County, Texas, more particularly described as follows:

Beginning at a point on the East line of Washington Street, being the S.W. corner of a stone house and the N.W. corner of the property of Chas. Fessman Estate, thence N. 72 deg. 10 min. E. 153 feet along said Chas. Fessman Estate property line to a fence corner on the West property line of Eagle Hardware Co. and S.E. corner of this tract, thence N. 16 deg. 30 min W. at 25 feet passing the N.W. corner of said Eagle Hardware Co., in all, a distance of 40 feet to an iron pipe, thence N. 61 deg. 30 min W. 7.1 feet, to an iron pipe, thence 45 feet from and paralleling said Chas. Fessman Estate North property line S. 72 deg. 10 min W 148 feet to an iron pipe set on the East line of Washington Street for the N.W. corner of this tract, thence S. 16 deg. 30 min. E. 45 feet to the place of beginning.

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 Refugio Rodriguez and Ana Maria C de Rodriguez, their heirs and assigns forever And we do hereby bind our heirs, executors and administrators to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Refugio Rodriguez and Ana Maria C de Rodriguez, their heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS, our hands this 19 day of Nov. A.D. 1942.

Mrs. Julia Bryant

Mrs. W. C. Douglas

Witnesses at Request of Grantor:

James H. Stratton

Cancelled \$1.65 Documentary Stamps.

Sally Stratton

**NOTICE**

Prepared by the State Bar of Texas for use by Lawyers only.  
To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements.

**WARRANTY DEED**  
(LONG FORM)

THE STATE OF TEXAS  
COUNTY OF MAVERICK

} KNOW ALL MEN BY THESE PRESENTS:

That I, REBECA GARCIA DE GARCIA, the widow of Manuel Garcia, deceased

of the County of Imperial and State of California 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,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto  
Evangelina Estala of Calexico, Imperial County, California; Arnulfo  
Garcia of Calexico, Imperial County, California; Rebeca Campos of  
Modesto, Stanislaus County, California and Adolfo Garcia of Eagle  
Pass, Maverick County, Texas  
of the County of \_\_\_\_\_ and State of \_\_\_\_\_, all of  
the following described real property in \_\_\_\_\_ Maverick \_\_\_\_\_ County, Texas, to-wit:

All that certain tract or parcel of land within the corporate  
limits of the City of Eagle Pass, Maverick County, Texas, and des-  
cribed by metes and bounds as follows, to-wit: Beginning at the  
Southwest corner of Lot Number Two (2), of Block Number Five (5),  
of Bluff Range; thence Westwardly to the Rio Grande parallel with  
what would be a prolongation of the North line of said Lot Number  
Two (2) if it was extended to the river; thence up the river to where  
said prolonged line to the Northwest corner of Lot Number Two (2);

Thence Southwardly with the West line of Said Lot Number Two (2), to the place of beginning. The lot herein sold and conveyed originally fringed about eighty-five and one-half (85 1/2) feet on the West side of said Lot Number Two (2), but much of the lot has been washed away; with all improvements thereon situated. The lot herein conveyed, for purpose of identification, since it is not shown on present City Maps, has been designated by the various taxing units of the City and County, as Lot "B" of Block Number Five (5), of Bluff Range and as such has been assessed for taxation. This being the same lot conveyed to this grantor by Juan Castro, Jr. and wife, Irene G. Castro, by deed dated November 24, 1947, of record in Volume 40, Page 300, of the Deed Records of Maverick County, Texas, to which deed and record thereof reference is here made for all purposes.

All due and delinquent taxes of every description are to be paid by the Grantees herein.



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

EXECUTED this 24 day of April 1979, A. D. 19 79.

REBECA GARCIA DE GARCIA

WITNESSES:

JOSE ARNULFO GARCIA

ANGELINA ESTALA

(Acknowledgment)

CALIFORNIA THE STATE OF COUNTY OF IMPERIAL

Before me, the undersigned authority, on this day personally appeared Rebeca Garcia de Garcia

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 on this the 24th day of April, A. D. 1979.

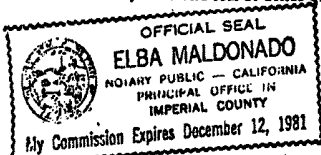


EXHIBIT P2

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Filed for record the 16 day of May, 1979 at 2:18 o'clock P.M.

E. Lopez, County Clerk

By Sofia M. Gonzalez, Deputy