

The State of Texas, ::

County of Williamson.:: ,Know all men by these presents that I, John Sparks, of Washoe County, Nevada, for valuable consideration, do transfer sell and assign to, B.A. Strange, trustee, the proceeds of a sale of land, being 36 1/5-acres of land in Williamson, county, Texas, a part of the J.C. Eaves survey, and consisting of \$4000. cash and five notes of \$2452.40 each, and dated, Nov. 1st, 1904, and due respectively, Jan. 1st. 1907-8, 9, 10, and 1911. each bearing seven percent per annum interest from Jan. 1st. 1905.

I direct that said Strange sell said notes if possible, and when collected or sold, that he pay, first commissions of sale, to himself of *2 1/2 percent* on the entire amount of sale.

Second the Decro, Deed of trust of \$7500. with interest and amount due thereon, Third, the Page mortgage on said land consisting of \$3000. with interest thereon, said last named amounts being liens on said land and duly recorded in Williamson, county, Texas.

Fourth, I direct said Strange to pay to John Tinnin, a note of \$3850. out of the remainder of said consideration or so much thereof as shall come into his hands.

Witness my hand this the 30th, day of December, A.D. 1904.

Witness.

J. J. Robertson  
W. J. Behrens

John Sparks

THE STATE OF TEXAS,

Know all Men by these Presents:

County of Williamson

THAT M B Lockett, J E Cooper and Lizzie Keanna Guardian  
of the County of Williamson State of Texas, for and in consideration of  
Twenty Five Hundred Dollars  
to them in hand paid by N. R. Hamby.

the receipt of which is hereby acknowledged, have  
this day bargained, sold and conveyed, and by these presents do bargain, sell, convey and assign unto the said  
N. R. Hamby.

one certain land note executed by John Sparks  
in favor of Thomas Alcorn in the sum of  
Twenty Five Hundred Dollars,  
dated Oct 30-1903, and bearing interest from date  
at the rate of Eight per centum per annum, together with an attorney's fee of ten per cent, and due  
on the October 30-1905

Said note having been executed in part payment for the following described tract of land situated in the  
County of \_\_\_\_\_ State of Texas, being \_\_\_\_\_ acres of land out of

And we also hereby bargain, sell and convey unto the said N. R. Hamby  
all of the right, title and interest owned or held by us in said  
land by virtue of said note herein conveyed and assigned.

Said land and note being fully set out and described in a deed <sup>of Sub</sup> duly executed by us to the said  
John Sparks to Thomas Alcorn  
and recorded in volume 18 page 135 Record of Deeds <sup>for of Sub for</sup> Williamson  
County, Texas, which is referred to and made a part hereof for further description.

TO HAVE AND TO HOLD unto the said N. R. Hamby his  
heirs and assigns, the above described note together with all and  
singular the contract lien, Vendor's lien, rights, equities, titles and interest in said land, which us have by  
virtue of being the owner of vendor in said deed and payee in said note and  
the legal holders and owners of said note.

And we do hereby covenant that said note the first and only lien on said land

and that all payments, offsets and credits to which said note is entitled do appear on the back of  
said note.

And we hereby authorize the said N. R. Hamby his  
heirs and assigns, to release the said vendor's lien on payment of said  
note by duly executed release.

WITNESS our hands this 19<sup>th</sup> day of December A. D. 1904

TWO WITNESSES:

M B Lockett  
J. E. Cooper  
Lizzie Keanna Gdn.

THE STATE OF TEXAS,

County of

*Williamson*

BEFORE ME,

*Samuel Brown, a Notary Public*

in and for

*Williamson*

County, Texas, on this day personally appeared

*M. B. Lockett, Jr*

*Cooper, and Mrs Lizzie Hanna, a joint sale*

known to me to be

the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same

for the purposes and consideration therein expressed, and Mrs Lizzie Hanna acknowledged that she signed the same in the capacity therein set forth

Given under my hand and seal of office, this 19 day of December A. D. 1904

*Samuel Brown, Notary Public  
Williamson Texas*

THE STATE OF TEXAS,

County of

BEFORE ME,

in and for

County, Texas, on this day personally appeared

wife of

known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said

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 day of A. D. 190

THE STATE OF TEXAS,

County of

*Williamson*

I,

*Thos. H. Glinn*

Clerk of the County Court of said County, do hereby certify

that the foregoing instrument of writing, dated on the 19th day of December 1904 with its certificate of

authentication, was filed for record in my office this 4th day of December 1905 at 9 o'clock A. M.,

and duly recorded the 5th day of January 1905 at 1:30 o'clock P. M., in the Deed Records of

said County, in volume 112 on pages 529-30

WITNESS my hand and the seal of the County Court of said County, at office in Georgetown,

the day and year last above written.

*Thos. H. Glinn*

Clerk

County Court Williamson County.

By *C. M. Murray* Deputy.

Transfer of Vendor's Lien Notes.

*M. B. Lockett et al*

TO

*W. Co. Hamby*

Filed for Record the 4 day

of January A. D. 1905, at 9

o'clock A. M.

*Thos. H. Glinn* County Clerk.

By Deputy.

*112  
529-30*

*MS*

*Richard W. Hamby*

#179d.

E 709

THE STATE OF TEXAS, }

County of Williamson,

*Know all Men by these Presents:*

THAT I, John Sparks,

of the County of Washo and State of Nevada for and in consideration of the sum of Ten & No/ 100 DOLLARS,

to Me in hand, paid by R. E. Ward of the County of Williamson in the State of Texas the receipt of which is hereby acknowledged, and for the further consideration of the Trust hereinafter created, have SOLD, and by these presents do SELL, TRANSFER, CONVEY AND CONFIRM unto the said R. E. Ward

and to his successors in this Trust, the following described property, to-wit: a part of the James C. Eaves 3/4 League, in Williamson County, Texas, same being known as Lot No. 2, of the north part of the said survey and more particularly described as follows: Begining at the S. W. corner of Lot No. 1, in the W. line of the said Eaves Survey, S. 19 E. 1498 4 / 10 Vrs. from said Eaves N. W. corner for the N. W. corner of this tract; Thence S. 19 E. with the W. line of said Eaves Survey 1498 4/10 Vrs. to a Boisdearc stake and stone mound for S. W. Corner of this tract: Thence N. 71 E. 1308 1/2 Vrs. to stake and stone mound for S. E. corner; Thence N. 19W. 1498 4/10 Vrs. to stake and stone mound for N. E. Corner; Thence S. 71 W. 1308 1/2 Vrs. to the place of begining.

THE STATE OF TEXAS,

COUNTY OF Williamson

BEFORE ME, W. H. Nunn, a Notary Public,

in and for

said County and State, on this day personally appeared John Sparks

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 2nd day of November 1903.

W. H. Nunn

N. P., Williamson County, Texas.

THE STATE OF TEXAS,

COUNTY OF

BEFORE ME,

in and for said County and State, on this day personally appeared

and

wife of

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

wife of the said having been examined by me privily and apart from her

husband, and having the same fully explained to her, she, the said

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 day of 190

THE STATE OF TEXAS,

County of Williamson

I, Geo A Brewster Clerk

of the County Court of said County, do hereby certify that the foregoing instrument of writing dated the 30th

day of October 1903, with its Certificate of Authentication, was filed for record in my office on the

2nd day of November 1903, at 2<sup>45</sup> o'clock P. M., and duly recorded the 10th

day of November 1903, at 4<sup>12</sup> o'clock P. M., in the Deed Trust Records of

said County, in Vol. 18 on pages 135.

WITNESS my hand and the seal of the County Court of said County at office in Georgetown

this November day of 1903.

Geo. A. Brewster  
Clerk County Court Williamson County.

By Deputy.

Deed of Trust

John Sparks  
TO  
R. E. Howard  
Trustee for  
Geo. Brewster

Filed for Record on the 2nd day of November 1903 at 2 o'clock 45 minutes P. M.

Geo. A. Brewster  
County Clerk Williamson County, Texas.  
By Geo. A. Brewster Deputy.

Chq x hand  
Geo. Howard  
18  
135

Together with all and singular the rights, members, hereditaments and appurtenances to the same in anywise belonging or appertaining.

To HAVE AND TO HOLD, all and singular, the property above mentioned, unto the said

R. E. Ward or substitute, forever. And I do by these presents bind myself

heirs, executors and administrators, to warrant and forever defend, all and singular, the said property unto the said

R. E. Ward or his substitute herein, against the claim or claims of any and all persons whomsoever claiming or to claim the same, or any part thereof.

THIS CONVEYANCE, HOWEVER, IS INTENDED AS A TRUST, for the better securing of

Thomas Decrow

of the County of Williamson certain promissory note of which the following and State aforesaid, in the payment of one

is a substantial copy:

\$7500.00 two years after date, I, promise to pay to the order of Thomas Decrow

in Georgetown, Texas, the sum of Seven Thousand Five Hundred Dollars, for value received, with interest thereon from date at the rate of eight per cent per annum, payable annually, and if interest be not paid when due to become as principle and bear same rate of interest.

If this note is not paid when due, cost of collection including ten percent attorneys fees to be added.

This not is secured by Deed of Trust of 3/4 League, Hayes Survey Williamson County, Texas. (signed) JOHN SPARKS. and bearing interest at the rate of five per cent from

Upon payment of which said promissory note according to its face and tenor, being well and truly made, then, in such case, this conveyance is to become null and of no further force or effect, and shall be released at the cost and expense of the said John Sparks

But in case of failure or default in the payment of said promissory note together with the interest thereon accrued, according to its terms and face at the maturity of the same, then and in such event the said

R. E. Ward

is by these presents fully authorized and empowered, and it is made his special duty at the request of the said

Thomas Decrow

at any time after the maturity of said promissory note to sell the above described land to the highest bidder for cash in hand, at the court house door in Georgetown, Texas

after giving public notice of the time, place and terms of said sale by posting notices as required by law

prior to said day of sale, and after said sale as aforesaid, to make to the purchaser or purchasers thereof, a good

and sufficient deed in law, to the land so sold, with the usual covenants and warrants, and to receive the proceeds of said sale, and the same to apply to the payment of said note, the interest thereon accrued, and the expenses of executing said Trust, including five per cent commission to said Trustee, holding the remainder thereof subject to the order of

John Sparks

IT IS EXPRESSLY AGREED, that the recitals in the conveyance to the purchaser shall be full evidence of the truth of the matters therein stated, and all prerequisites to said sale shall be presumed to have been performed, and it is hereby specially provided, that should the said

R. E. Ward

from any cause whatever, fail or refuse to act, or become disqualified from acting as such Trustee, then the said

Thomas Decrow

shall have full power to appoint a substitute in writing, who shall have the same powers as are hereby delegated to the said

R. E. Ward

and I by these presents fully and absolutely ratify any and all acts which the said

R. E. Ward

provided, may do in the premises by virtue thereof. or his substitute, as herein

WITNESS my hand this 30th, day of October, 1903.

*John Sparks*