

Deed of Conveyance

Elias & Melvina Roberts to William Pendergrast — Comanche County, Texas (1877)

The State of Texas | Robertson County

Know all men by these presents, that we, Elias Roberts and Melvina Roberts, husband and wife, of said County and State, for and in consideration of the sum of Fifty Dollars and two promissory notes, one for Fifty Dollars and the other for Fifty-Two Dollars and Fifteen Cents (\$52.15), to us in hand paid, the receipt of which we do hereby acknowledge, by William Pendergrast of Comanche County and State aforesaid, we have this day bargained and sold, and by these presents do bargain, grant, sell and convey, unto the said William Pendergrast, all of that piece or parcel of land lying and being situate in the State of Texas, County of Comanche, which will appear by reference to Letters Patent No. 107, Vol. 41, issued to the heirs of Samuel Heath for ■ league, issued by Governor E. M. Pease on the 22nd day of July, 1854, and more particularly described as follows:

Begins at the N.W. corner of said ■ league; Thence South 722½ vs. to a stake, also the N.W. corner of a survey made for Ross; Thence East with Ross's N. line 1325 vrs. to a stake; Thence North with Randolph[s] West line 722½ vs. to intersect the N. boundary line of said ■ league; Thence West 1325 vrs. to the place of beginning — containing 169½ acres [*"16912" in the raw OCR, read as 169½—consistent with the boundary dimensions given*].

To have and to hold, with all and singular, the above described lands, unto him, the said William Pendergrast, his heirs or assigns, forever; and we, the said Elias Roberts and Melvina Roberts, do hereby bind ourselves, our heirs or assigns, to warrant and forever defend the title to the above described land unto him, the said William Pendergrast, his heirs or assigns, against the claim or claims legally made of any part or parts thereof.

In testimony whereof we hereunto set our hands and seals, this the 2nd day of June, A.D. 1877.

Elias Roberts

Melvina Roberts, by J. F. Woodward, agent in fact

Acknowledgment

The State of Texas | Robertson County

Before me, W. T. Neale, a Notary Public in and for the County of Robertson and State of Texas, duly commissioned and qualified, this day personally appeared J. F. Woodward, agent and attorney in fact for Elias Roberts and Melvina Roberts, whose name appears to the foregoing deed of conveyance bearing date the 2nd day of June, A.D. 1877, and acknowledged that he had executed and delivered the foregoing deed of conveyance for the purposes and considerations therein set forth.

To certify which, I have hereunto set my hand and official seal at office in Hearne, this the 2nd [day of] June, A.D. 1877.

W. T. Neale, Notary Public, Robertson County

Filed for record 9 [o'clock] A.M., August 4, 1877. Recorded same day.

J.D. Bonner, Co. Clk.

*Note: this is a materially different transaction from the others in this set — it conveys land under Letters Patent No. 107, Vol. 41, issued to the heirs of Samuel Heath for a ■ league (169½ acres), separate from the 1,476-acre Heath headright survey referenced throughout the other deeds. It also names **J. F. Woodward** as agent in fact, not W. Carnes — Woodward is the same attorney who originally deputized Carnes with power of substitution in the 1874 bond for title. This deed was executed and acknowledged in Hearne, Robertson County (the Roberts' home county), rather than Comanche.*

Spell-corrected transcription prepared from OCR scan. Obvious OCR errors corrected; punctuation and spacing normalized; original wording and content otherwise preserved.