

Deed of Conveyance

Elizabeth Steele to E. C. Steele & M. T. Steele — Comanche County, Texas (1890)

(Included as chain-of-title: this deed subdivides land originally conveyed by Elias & Melvina Roberts in 1876.)

The State of Texas | County of Comanche

Know all men by these presents: That I, Elizabeth Steele, a feme sole, of the County of Comanche and State aforesaid, in consideration of the sum of One Hundred Dollars to me in hand paid by E. C. Steele of the County of Comanche and State of Texas, the receipt of which sum I hereby acknowledge, and the further consideration of one promissory note of even date herewith for the sum of One Hundred and Forty-Nine Dollars [*“\$149.98” or similar — exact cents uncertain in the scan*], with 10% [*rate uncertain*] interest per annum from date, due and payable on the 6th day of November, A.D. 1895, have granted, bargained, sold, conveyed and released, and by these presents do grant, bargain, sell, convey and release, unto the said E. C. Steele and M. T. Steele, their heirs and assigns, the following described property, to wit:

One and one-half (1½) acres of land situated in Comanche County, Texas, and being a part of a survey granted to Samuel Heath, and also a part of a subdivision of said survey conveyed by Elias and Melvina Roberts by deed dated December 18, 1876, recorded in the Deed Records of Comanche County, Book 17, page 43, and described as follows:

Beginning at the S.E. corner of the above-mentioned tract and the S.W. corner of Two Hundred acres sold by the same parties to A. K. Steele; Thence North 112 vs. to a stake for corner; Thence [*direction illegible*] 175 vs. to a stake for another corner; Thence 112 vrs. to a stake for corner; Thence West 75 vrs. to [*the place of beginning — closing call lost in the scan*].

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

To have and to hold all and singular the premises above mentioned, unto the said E. C. Steele and M. T. Steele, 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 E. C. Steele and M. T. Steele, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

It is hereby agreed and stipulated by and between the parties to this deed that the vendor's lien is hereby retained upon the above-described [land] until the aforesaid note is fully paid off, principal and interest.

Witness my hand at Comanche, this 6th day of November, A.D. 1890.

Elizabeth Steele [seal]

Acknowledgment

The State of Texas | County of Comanche

Before me, J.D. Bonner, Clerk of the County Court, in and for Comanche County, Texas, on this day personally appeared Mrs. [Elizabeth] Steele (a feme sole), 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, this 6th day of November, [18]90.

J.D. Bonner

[A second, printed married-woman's acknowledgment form follows in the original, left blank/unexecuted — consistent with the grantor being a feme sole rather than a married woman.]

Filed for record at 1 o'clock [A.M./P.M. not specified], the [day not given] day of November, 1890, and recorded the [day not given] day of November, 1890.

J.D. Bonner, [Clerk,] County Court, Comanche County, Texas.

Note: the recorded date of the underlying Roberts deed (December 18, 1876) is close to but not identical with the December 1, 1876 Roberts–Steele deed transcribed earlier in this set — possibly the same instrument with a scan/OCR date discrepancy, or a second, separate December 1876 conveyance. Worth checking Comanche County Deed Book 17, page 43 directly if the distinction matters. The survey closing call and several directions in this description are incomplete or illegible in the source scan and are marked accordingly rather than guessed at.

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