

Deed and Release of Vendor's Lien

John C. Roberts & T. C. Moore to Charles J. Pearson — Robertson County, Texas (1874, released 1898)

Deed — November 19, 1874

The State of Texas | Robertson County

Know all men by these presents: That we, J. C. Roberts and T. C. Moore, of said County and State, for and in consideration of the sum of One Hundred and Sixty Gold Dollars, to be paid to us by Charles J. Pearson of said County and State, as follows, to wit: Eighty Gold Dollars to be paid November 20th, 1875, and Eighty Gold Dollars to be paid November 20th, 1876, for which sum the said Pearson has made and delivered to us his promissory notes bearing 10% per annum, have bargained and sold, and do hereby bargain, sell and convey to said Charles J. Pearson, forty acres of land, the same being a part of the H. F. Thornton survey of 640 acres, on the waters of Walnut Creek in said County, said forty acres being described as follows:

Beginning at the Northwest corner of a survey of 42½ acres sold by us to G. W. Lee; Thence N. 30 W. 475 vrs. to a stake on the South line of a survey sold by us to [name illegible] containing 44 acres; Thence N. 60 E. with said South [line] and with the South line of a survey sold to Heffner, 475 vrs., a stake in said line; Thence S. 30 E. 475 vrs. to the N.E. corner of G. W. Lee's survey; Thence S. 60 W. 475 vrs. to the beginning.

To have and to hold said forty acres of land to him, the said Charles J. Pearson, his heirs and assigns; and we do hereby warrant the title of said land to be good against our heirs and assigns, and against the claims of all other persons, forever.

Witness our hands and scrolls for seals, this November 19th, 1874.

John C. Roberts [seal]

T. C. Moore [seal]

The State of Texas | County of Robertson

Before me, J. W. Joiner, a Notary Public in and for Robertson County and State aforesaid, personally came and appeared John C. Roberts and T. C. Moore, to me well known to be the persons described in and who executed the foregoing deed, and acknowledged the execution thereof for the uses and purposes therein mentioned. In testimony whereof, I hereunto sign my name and affix the impress of my notarial seal, this the 16th day of Dec., A.D. 1874.

(L.S.) J. W. Joiner, Notary Public

Filed for record at [time uncertain] P.M., December 11th, A.D. 1899, and duly recorded at [time uncertain] P.M., December [date uncertain].

Moseley / W. W. Wilson

Release of Vendor's Lien — December 22, 1898

The State of Texas | County of Robertson

Whereas, on the 19th day of November, 1874, J. C. Roberts and T. C. Moore, for and in consideration of the sum of \$160.00, conveyed to Chas. J. Pearson 40 acres of land out of the H. F. Thornton survey in Robertson County, Texas, fully described in said deed, which was acknowledged before J. W. Joiner on the 16th day of December, 1874; and whereas, all of the said \$160.00 was evidenced by two certain promissory notes of even date with said deed, for \$80.00 each, due respectively November 20th, 1875 and November 20th, 1876; and whereas, said notes have long since been paid to the said T. C. Moore and J. C. Roberts, who were the legal holders and owners of said notes at the time of their payment, and I am desirous of releasing any implied lien against said property which might have existed on account of the said notes;

Now, therefore, know all men by these presents, that I, J. C. Roberts, one of the payees in said notes, do hereby release unto the said C. J. Pearson the said property free from any claim or encumbrance which might exist on account of the said notes above mentioned and described.

Witness my hand, this the 22nd day of Dec., 1898.

John C. Roberts

The State of Texas | County of Robertson

Before me, W. A. Pumple, a Notary Public in and for the County of Robertson, and State of Texas, on this day personally appeared John C. Roberts, who is well known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office at Bremond, Texas, this 27th day of Dec., A.D. 1898.

(L.S.) W. A. Pumple, Notary Public, Robertson County, Texas

Filed for record at [time uncertain] A.M., December 11th, A.D. 1899, and was duly recorded at [time uncertain].

Moseley / W. W. Wilson

*Note: this is an important connecting document. It shows **T. C. Moore co-owned and co-sold** Thornton-survey land alongside J. C. Roberts as early as November 1874 — fourteen years before the 1888 episode described in the 1913 Swofka quiet-title judgment, in which Moore was said to have asserted a “fictitious and pretended claim” to the Thornton survey before quitclaiming to Roberts. Read together, these documents suggest Moore and Roberts were originally legitimate joint owners or business partners in developing and subdividing the Thornton survey in the 1870s, and that whatever dispute or falling-out prompted Moore's 1888 “fictitious claim” and quitclaim arose sometime after this 1874 partnership, not from an outsider with no real connection to the land. Both instruments were filed for record on the same day — December 11, 1899 — twenty-five years after the original deed and about a year after the 1898 release, another example of this family's documents sitting unrecorded for*

extended periods before a batch filing.

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