

either party hereto is assigned, and the privilege of assigning in whole or in part is expressly allowed, the covenants hereof shall extend to their heirs, executors administrators, successors, or assigns, but no change in the ownership of the land or assignment of rentals or royalties shall be binding on the lessee until after the lessee has been furnished with a written transfer or assignment or a true copy thereof, and it is hereby agreed that in this event this lease shall be assigned as to a part or as to parts of the above described lands and the assignee or assignees or such part or parts shall fail or make default in the payment of the proportionate part of the rents due from him or them, such default shall not operate to defeat or affect this lease in so far as it covers a part or parts of said lands upon which the said lessee or any assignee thereof shall make due payment of said rental. Lessor hereby warrants and agrees to defend the title to the lands herein described and agrees that the lessee shall have the right at any time to redeem for lessor, by payment any mortgages taxes or other liens on the above described lands in the event of default of payment by lessor and be subrogated to the rights of the holder thereof. Witness our hands this the 17th day of December, 1921.

Theodore Kosub

Sophie Kosub.

The State of Texas:

County of Bexar:

Before me, Fritz Gutz, Exofficio Notary Public, in and for Bexar County, Texas, on this day personally appeared Theodore Kosub, 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 17 day of December, 1921.

Fritz Gutz, J. P. Exofficio  
Notary Public

(SEAL)

The State of Texas

County of Bexar:

Before me, Fritz Gutz, J. P. Exofficio Notary Public in and for Bexar County, Texas, on this day personally appeared Sophia Kosub, wife of Theodore Kosub, 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 Sophia Kosub, 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 17 day of December, 1921.

Fritz Gutz, J. P. Exofficio Notary  
Public, Precinct No. 4, Bexar County,  
Tex.

(SEAL)

Filed for record Dec 29, 1921, at 3:13 o'clock P.M.  
Recorded Jan 10, 1922, at 2:40 o'clock P.M.  
Jack R. Burke, Co. Clk. Bex. Co. Tex.  
By Chas. Grossmann, Deputy

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No. 24566

Katherine M. Gaffney et al.

Warranty Deed

C. J. Gaffney

State of Texas:

County of Bexar:

Know all men by these presents: That we, Katherine M. Gaffney and Margaret C. Gaffney, feme soles of the County of Bexar, and State of Texas, for and in consideration of the sum of ten and no/100 (\$10.00) dollars

cash, and other good and valuable considerations paid to us, the receipt of which is hereby acknowledged and confessed, by C. J. Gaffney, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said C. J. Gaffney, of the County of Bexar, and State of Texas, all that certain tract or parcel of land lying and being situated in the County of Bexar, State of Texas, and described as follows, to-wit: Lots numbers nineteen (19) and twenty (20) in block number thirty five (35) new city block number 1633, on the south side of Denver Boulevard, and being the same property conveyed and described in a certain deed from E. Gruener and wife K. Gruener to Hettie C. Gilmore a feme sole, which deed is recorded in volume 596, at pages 510-511 Bexar County, deed records and here referred to, said property being situated within the corporate limits of the City of San Antonio, in Bexar County, Texas. 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 C. J. Gaffney, his 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 C. J. Gaffney, his heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof. Witness our hands as grantors at San Antonio, Texas, this the 29th day of December, A. D., 1921.

Katherine M. Gaffney

Margaret C. Gaffney

(50¢ Rev. Stamp cancelled)

State of Texas:

County of Bexar:

Before me, the undersigned authority, a Notary Public in and for Bexar County, Texas, on this day personally appeared Katherine M. Gaffney and Margaret C. Gaffney, feme soles, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office, this the 29th day of December, A. D., 1921.

Lester S. Whipple, Notary Public  
in and for Bexar County, Texas.

(SEAL)

Filed for record Dec 29, 1921, at 3:17 o'clock P.M.  
Recorded Jan 10, 1922, at 3:00 o'clock P.M.  
Jack R. Burke, Co. Clk. Bex. Co. Tex.  
By Chas. Grossmann, Deputy.

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No. 24567.

W. A. Woodward et al

Warranty Deed with V/L.

T. H. Abbott, Jr., et al.

The State of Texas:

County of Bexar:

Know all men by these presents: That, we, W. A. Woodward and Anna I. Woodward, husband and wife, of the County of Bexar, State of Texas, for and in consideration of the sum of two hundred and seventy five (\$275.00) dollars to us paid and secured to be paid T. H. Abbott, Jr., and Henry McKay, as follows: Fifty (\$50.00) dollars, cash, the receipt of which is hereby acknowledged, and one certain vendor's lien note of even date herewith, for the sum of \$225.00 executed by said T. H. Abbott, Jr., and Henry McKay and payable to the order of said W. A. Woodward and Anna I. Woodward, at San Antonio, Texas, one year after date with interest from date until paid at the rate of 8% per annum and containing the usual 10% attorney fees clause, have granted, sold and conveyed, and by these presents do Grant, sell and convey unto the said T. H. Abbott, Jr., and Henry McKay, of the County of Bexar, State of Texas, all that certain tract or parcel of land described as follows, to-wit: Situated in Adkins, Bexar County, Texas, and south of the R. R. track about 16 miles east of the City of San Antonio, Texas,