To all to whom these presents shall come, Know Ye

No 770.

Vol 12.

## In the Name of the State of Texas

I, L M Pease Governor of the State aforesaid, by virtue of the power vested in me by Law and in accordance with the laws of said State, in such case made and provided, do by these presents Grant to the heirs of Levi West Deceased, their heirs or assigns forever One Labor of Land situated and described as follows; in Gonzales District, Caldwell County, on the waters of Peach Creek about 18 miles S 44 E of Lockhart, by virtue of Certificate No.3522/3623 issued by the Commissioner of the General Land Office, on the 1st. Day of June 1854, in accordance with an Act passed 8th. February 1854. Beginning at the H Corner of J W Kneeland's Survey, a Stake, from which an Elm 7 in dia brs H 20° E. 3 Varas and a Burr O<u>o</u>ak 15 in dia brs S 70° W 3 Varas. Thence N 20° E. 800 Varas, a Stake set on a Creek, Thence S 40° E. 350 Varas a Stake from which a P. O. 10 in dia brs N 85 W 1 Vr. and another 10 in dia brs E. 7 Varas. Thence N 50° E. 330 Varas a Stake from which a Blackjack 10 in dia brs N 84° W 9 Varas, and a P. O. 10 in dia brs S. 25° W 13 Vas. Thence S. 40° E 863 varas a Stake, from which & P. O. 9 in dia brs N 10 Varas, another 10 in dia brs N 35° E. 12 Varas. Thence S. 50° V 1000 Varas said Kneeland's N E line a Stake; from which a P. O. 15 in dia brs. S. 14° E 3 Varas, Do 12 in dia brs H 27° E. 16 Varas Thence with the N E line of said Survey N 40° W 863 Vas. to the place of Beginning - Hereby relinquishing to them the said Heirs of Levi West Deceased and their heirs or assigns forever, all the right and title in and to said Land, heretofore held and possessed by the said State, and 1 do hereby issue this Letter Patent for the same In testimony whereof I have caused the seal of the State to be affixed as well as the seal of the General Land Office

Done at the City of Austin on the seventeenth day of August In the year of our Lord One thousand eight hundred and fifty Seven Genl Land office L Crosby L S The State of Texas Commissr of G1 Ld office

(Scal) E M Pease Governor The State of Texas

..... Filed for Record March 14th 1870 at 10 A M .....

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The State of Texas Gonzales County Know all men by these presents that we James B West, Levi O. West, Martin Cochran and his wife Isabella Cochran heirs of the Estate of Levi West deceased and Winnie E. West widow of Levi West and Guardian of his minor heirs for themselves and wards, for and in consideration of the sum of Eighty eight and 50/100 dollars to them in hand paid by R R Dillard of the above County and State, do bargain sell and convey and by these presents do bargain sell and convey unto the said Dillard, all our right, title and interest in and to the following described tract or parcel of land, lying and being in the Counties of Caldwell and Gonzales, on the Sandy fork of Peach Creek, it being a Labor of Land patented to the heirs of Levi West Deceased, on the Seventeenth day of August 1857, and Bounded as follows, Viz; Beginning at the N Corner of J W Kneeland's Survey, a Stake from which an Elm 7 in dia bears N 20 E. 3 Vas. and a Burr oak 15 in dia bears S. 70° W 3 Vas. thence N 20° E. 800 Vas. a Stake set on a Creek, thence S. 40° E 350 Vas. a Stake from which a P O 10 in dia bears N 85° W 1 Vara. and Do 10 in dia bears E 7 Vas. Thence N 50° E 330 Varas a Stake from which a Blackjack 10 in dia bears N 84° W 9 Varas, and a P. O. 10 in dia brs S. 25° W 13 Vas. Thence S. 40° E. 863 Varas a Stake, from which a P. O. 9 in dia brs. N 10 Varas ano. 10 in dia brs N 35° E. 12 Vas. Thence S. 50° W 1000 Varas said Kneelands N E line a Stake, from which a P. oak 15 in dia brs S. 14° E. 3 Vas. a Do 12 in diabrs N 27° E. 16 Varas, Thence with the N E line of said Survey N 40° W. 863 Vas. to the place of Beginning, containing One Labor of Land more or less. To have and to hold unto the said R R Dillard, his heirs, Executors & administrators forever, all the above described Tract of land, together with all and singular the rights, members, hereditaments & appurtenances belonging or in anyway appertaining. But we nor any one of us do not bind himself to warrant and defend the title of the above described land or any part thereof unto the said R R Dillard against any legal claimant whatsoever this Deed being intended to convey unto said Dillard all the right, title and Interest of the heirs of Lewis West unto said land and for no other purpose

Witness our hands and scrawls for seals, this x ------

Winney E X West mark	(Seal)
James B West.	(Seal)
Wm H West	(Seal)
Levi O West	(Seal)
Isabella E Cochran	(Seal)
M B Cochran	(Seal)
J M Smith	(Seal)