

32275

The State of Texas,  
County of HIDALGO

} Know All Men by These Presents: *5/11*

That we, EDD M. BOLER and wife, VERNA MAE BOLER,  
of the County of Hidalgo, State of Texas, for and in consideration  
of the sum of Ten Dollars and other good and valuable consideration

to us in hand paid by CITY OF PHARR, TEXAS

XXXXXXXX

XXXXXXXXXX

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said  
CITY OF PHARR,

of the County of Hidalgo, State of Texas all that certain  
lot, tract or parcel of land situated in Hidalgo County, Texas, to-wit:

A tract of 9.56 acres, more or less, being all of the East 10  
acres of Lot 147, Kelly-Pharr Subdivision of Porciones 69 and  
70, Hidalgo County, Texas;  
SAVE AND EXCEPT a tract of 0.44 of an acre conveyed to  
Eugene W. Park and wife, Cleta Jo Park, by deed dated July 25,  
1955, recorded in Volume 839, Page 503, Deed Records of  
Hidalgo County, Texas;  
SUBJECT TO rules, regulations, rights of way and easements in  
favor of Hidalgo County Water Improvement District No. 2; and  
SUBJECT TO easements and conditions appearing on the recorded  
map and dedication of the subdivision, and all visible ease-  
ments.

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 CITY OF PHARR, its  
SUCCESSORS,

do hereby 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 CITY OF PHARR, its successors

do hereby and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any  
part thereof.

*E.M.B.* WITNESS our hands at McAllen, Texas,  
this *10<sup>th</sup>* ~~20<sup>th</sup>~~ day of ~~September~~ *October*, 19 *77*.  
Witnesses at Request of Grantor: *E.M.B.*

.....  
Edd M. Boler  
.....  
Verna Mae Boler  
.....  
Verna Mae Boler

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF ~~Hidalgo~~ <sup>HARRIS</sup>

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

EDD M. BOLER and wife VERNA MAE BOLER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the 10<sup>th</sup> day of ~~Sept~~ <sup>October</sup> A. D. 19 77.

C. ELAINE BANKS  
Notary Public in and for Harris County, Texas  
My Commission Expires June 1, 1979

*C. Elaine Banks*  
Notary Public in and for ~~Hidalgo~~ <sup>HARRIS</sup> County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the person whose name 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 the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the person whose name 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 the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

THE STATE OF TEXAS,  
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the day of A. D. 19 at o'clock M., and was duly recorded by me on the day of A. D. 19 in Vol. , page , of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in the day and year last above written.

(L. S.)

County Clerk County, Texas

By Deputy.

32275

Warranty Deed

FROM

TO

FILED FOR RECORD

This day of A.D. 19 at o'clock M.

By County Clerk Deputy

RECORDED

FILED FOR RECORD THIS DATE  
In At 3:00 o'clock P.M.  
In Book on Page  
OCT 25 1977

By SANTOS SALBANA County Clerk  
County Clerk, Hidalgo County, Texas Deputy

Recording Fee \$

This instrument should be filed, immediately with the County Clerk for Record.

WILLIAM E. YORK  
ATTORNEY AND COUNSELOR  
1101 VINE STREET  
McALLEN, TEXAS 78301

The Odger Company, Publishers, Dallas

#32275

~~Edd M. Butler, et ux Verma May;~~

City of Pharr TO

Inst. WD  
Date 10-10-77  
Filed 10-25-77  
V. \_\_\_\_\_ P. \_\_\_\_\_

LOT	BLK.	Acres	Subdivision or Town
147	-	9.56	KP

Being all of the 9.56 ac. of said lot;  
\$10 Cash; Enc. 0.14 ac. des in 839/503 DR; Subj to  
E/W Dist. #2 and Easement as per map; and all visible easement;

34138

*902*

CORRECTION WARRANTY DEED

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

THAT the CITY OF PHARR, Hidalgo County, Texas, for and in consideration of the sum of \$10.00 (Ten Dollars) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby GRANT, SELL AND CONVEY unto HIDALGO COUNTY, TEXAS, its successors and assigns, the following described property:

A tract of land containing 2.98 acres out of the East 10.0 Acres of Lot 147, Kelly-Pharr Subdivision, City of Pharr, Hidalgo County, Texas, and being more particularly described as follows:

BEGINNING at the Southeast corner of the tract herein described, said point being North a distance of 465.0 feet and West a distance of 130.0 feet from the Southeast corner of Lot 147; THENCE parallel to the South line of Lot 147, East a distance of 200.0 feet; THENCE parallel to the East line of Lot 147, South a distance of 650.0 feet to the point of beginning, said tract containing 2.98 acres, more or less.

This Correction Deed is executed in order to correct the Warranty Deed dated August 7, 1979, executed by the City of Pharr and recorded in Volume 1638, Pages 969-971, Deed Records of Hidalgo County, Texas, wherein it was incorrectly stated that the conveyance was "for the term of one (1) year and so long thereafter as said property is devoted to the operation of a health clinic thereon". Said clause was not intended to be included either in the granting clause or the habendum clause.

TO HAVE AND TO HOLD the above described premises together with all and singular, the rights and appurtenances thereon in anywise belonging unto the said Hidalgo County, its successors or assigns, and do hereby bind the City of Pharr, its successors or assigns in Warranty and Forever Defend, all and singular the said premises unto the said Hidalgo County, its successors or assigns forever.

FILED OCT 26 1979