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Deed of Trust  
Henry Walgren  
to J. D. Guerin  
Guardian of  
Marie Carr

Whereas I am indebted to J. D. Guerin Guardian of the person  
and Estate of Marie Carr (minor) in the sum of nine hundred  
and thirty five Dollars as evidenced by promissory note made at the  
date hereof and is in substance as follows, to wit:  
(1885) New Braunfels, Texas Nov. 6<sup>th</sup> 1885.

Two years after date we or either of us promise to pay to the  
order of J. D. Guerin, Guardian of the Estate and person of Marie  
Carr, in New Braunfels Central County Texas the sum of nine  
hundred and thirty five Dollars with ten per cent per annum in-  
terest thereon from date said interest payable annually, we agree  
to pay ten per cent of said sum additionally in case suit is brought  
hereon or other forcible proceedings are had to collect this note or any  
part thereof, after maturity hereof.

Witness my hand  
Henry Walgren

and writing to secure the payment thereof, I have for that purpose and do hereby, in addition to the personal security to said note signed) sell alien and convey to said Gurin as Trustee, the following described tract or parcel of land situated in Canal County Texas and known as survey 22. 322 originally granted to J. Lande as assignee of the Guadalupe Valley, same being Patent 49-13 in Vol. 12 of date December 5<sup>th</sup> 1854, which said Patent is recorded in Book E page 166 of the records of deeds for said Canal County, which said Patent and description therein is made a part hereof. — This conveyance is made on this condition that in case I pay or cause to be paid said sum according to the tenor and effect of said note mentioned herein then this sale is a nullity, but in case the same is not paid at maturity as aforesaid, then this sale is in full force and effect, and the said Trustee may at his discretion, after said maturity, sell the said land to the highest bidder for cash, and out of the proceeds pay off said debt together with all costs and expense incurred in said sale as well as said ten per cent commission as collection fees. — It shall be the duty of said Trustee before selling said property to advertise the same by pasting three written notices in three public places in said County, one of which notices to be at the Courtroom door of Canal County, at which place the sale shall be made. — said notices are to state the time and terms of sale, said proceedings are not in any way to interfere with suit upon said note against the parties who have signed same.

Witness hand this the 6<sup>th</sup> day of November 1885.

Henry Walzen

The State of Texas } Before me, H. E. Fischer, County Judge of Canal  
County of Canal } County, Texas, on this day personally appeared  
Henry Walzen, known to me to be the person whose name is subscribed to the foregoing instrument of writing and acknowledged to me, that he executed the same for the purposes and consideration therein expressed. — Given under my hand and seal of office at New  
Brookfield this the 6<sup>th</sup> day of November A. D. 1885.

(Seal)

H. E. Fischer, County Judge Canal Co. Tex

Filed for Record on the 21<sup>st</sup> day of December A. D. 1885 at 10 o'clock A. M. and  
Recorded on the 29<sup>th</sup> day of December A. D. 1885 at 10 o'clock A. M.

W. W. Goddard Sec. C. C. C. Co.