Guaranteed Certificate of Title
By
Houston Abstract and Title Guaranty Company

DIRECTORS
A. R. Baer
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R. S. Chas. Oillingham
S. Rice
W. T. B. Jones
J. E. Homer
W. W. S. Brown
E. C. Parker

CAPITAL, $250,000.00

COMPLETE COPY OF HARRIS COUNTY RECORDS IN OFFICE

NUMBER 1135.

The Houston Abstract and Title Guaranty Company (herein styled Guarantor) hereby certifies that its attorneys have carefully examined title to Lot Number SEVEN (7), Block Number TWENTY-SEVEN in the John Lickinson Addition, North side of Munroe Street, Harris County, Texas, according to map of said Survey made by James H. Little, recorded in Vol. "48" p. 280 Harris County Deed records, and find same to be good in Mrs. Martha J. Blalock, widow, of Harris County, Texas.

(We hold Tax Certificates, showing all taxes paid, but do not guarantee as to taxes)

and said Houston Abstract and Title Guaranty Company, for value received, issues this certificate to Mrs. Martha J. Blalock, widow, her heirs, executors and administrators (but not to her assigns) (herein styled Guaranteed) and guarantees the title to be as stated.

It is expressly understood that this Company has not caused a survey to be made of said land, and that Guarantor shall not be liable for any loss resulting from any adverse possession, or by reason of any shortage in the area of said land, and same is expressly excepted from this Certificate. By paying to this Company on delivery of this Certificate (and not thereafter) cost of making survey of said property, Guaranteed can secure certificate guaranteeing area and against boundary disputes and adverse possession.

Said Guarantor shall not be liable in a greater amount than actual monetary loss of the Guaranteed, and in no event shall said Guarantor be liable for more than SIX HUNDRED AND FIFTY ($650.00) Dollars, and shall, at its own cost, defend said Guaranteed in every suit or proceeding on any claim against or right to said land, or any part thereof, adverse to the title hereby guaranteed, provided the party or parties entitled to such defense shall, within a reasonable time after the commencement of such suit or proceeding, and in ample time for defense therein, give said Guarantor written notice of the pendency of the suit or proceeding, and authority to defend; said Guarantor not to be liable for loss or damage from a suit or proceeding without such notice and authority, and said Guarantor shall not be liable until such adverse claim or right shall have been held valid by a court of last resort, and, if such adverse claim or right so established shall be for less than the whole of the property, then the liability of the Guarantor shall be only such part of the whole liability limited above as shall bear the same ratio to the whole liability that the adverse claim or right established may bear to the whole property.

Upon payment of any loss hereunder, Guarantor shall be entitled to be subrogated to all rights of Guaranteed against all other parties.

This Company does not by this Certificate guarantee any other than the Guaranteed against any loss or damage; and any sale, conveyance or mortgage of the hereinbefore described real property by the Guaranteed shall vitiate this contract of guaranty, and same shall thereupon be null and void; provided, however, that any mortgagee or purchaser from the Guaranteed may secure Certificate of Guaranty to himself by paying to this Company proper transfer fee at date of his purchase.

In Testimony Whereof, the Houston Abstract and Title Guaranty Company has caused this Certificate to be issued this 21st day of February, A. D. 1910.

Houston Abstract and Title Guaranty Company.

ATTEST:

President.

Secretary.
GUARANTEED CERTIFICATE OF TITLE
No 1133

HOUSTON ABSTRACT AND TITLE GUARANTY COMPANY
TITLE TO
Lot 87, Block 27
John Dickinson
Addition, in
Harris County, Texas.
CAPITAL STOCK $160,000.00

HOUSTON ABSTRACT & TITLE GUARANTY COMPANY
Successors to HOUSTON ABSTRACT & TITLE GUARANTY COMPANY
INCORPORATED 1908

HOUSTON, TEXAS.