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Recorded at 10⁰⁵ o'clock a MAY 27 1975
Rec. No. 1661163 S. Lee Shehes, Jr., Recorder
2-1

DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE

THIS DEED is made by ANNA VIOLA COOMES, as Executrix and Personal Representative of the Estate of WALTER A. COOMES, Deceased, Grantor, to ANNA VIOLA COOMES, Grantee, whose address is 2728 Applewood Circle, Greeley, Colorado 80631.

WHEREAS, the above-named decedent in his lifetime made and executed his Last Will and Testament dated February 29, 1960, which Will was duly admitted to formal probate on July 30, 1973, by the District Court in and for the County of Weld, and State of Colorado, Probate No. P-12870; and

WHEREAS, Grantor was duly appointed Executrix of said Estate on July 30, 1973, and re-appointed Executrix and Personal Representative of said Estate on May 22^d, 1975, and is now qualified and acting in said capacity; and

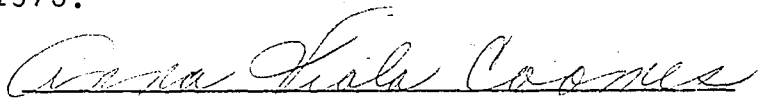
WHEREAS, by Order of said Court dated May 22^d, 1975, the Grantee was determined to be the person entitled to distribution of the hereinafter described real property, and Grantor was authorized and directed to distribute the same to Grantee;

NOW, THEREFORE, pursuant to said Order, and to the powers conferred upon Grantor by Article 3, Sections 711 and 907, of the Colorado Probate Code, Grantor sells, conveys, assigns, transfers, and releases to Grantee the following real property in Weld County, Colorado:

The undivided 36/57ths interest of decedent in and to:
The Southeast Quarter (SE $\frac{1}{4}$) of Section Eight (8), Township Four (4) North, of Range Sixty-five (65) West of the Sixth (6th) P.M.
Weld County, Colorado, containing 160 acres, more or less;
together with two (2) shares of the capital stock of The Platte Valley Irrigation Company, and all irrigation systems, pumping plants, motors, irrigation wells, underground and aboveground pipe and conduits and casing, together with all other water rights; together with easement and water rights across the Northeast Quarter (NE $\frac{1}{4}$) of Section Seventeen (17), Township Four (4) North, Range Sixty-five (65) West of the Sixth (6th) P.M., Weld County, Colorado, contained in Agreement recorded June 11, 1968, in Book 595, under Reception No. 1517421, Weld County Public Records,

with all appurtenances.

Executed May 22, 1975.


(Anna Viola Coomes) as Executrix and
Personal Representative of the Estate of
Walter A. Coomes

(Acknowledgment on Following Sheet)

STATE OF COLORADO)
) SS
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 22nd day of May, 1975, by ANNA VIOLA COOMES as Executrix and Personal Representative of the Estate of WALTER A. COOMES, Deceased.

WITNESS my hand and official seal.

My commission expires September 3, 1976.

James H. Philbin
Notary Public

Notary Public

