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BOOK

617

Recorded NOV 3 1969 at 2:27 o'clock P.M.  
Reception No. 1538861 ANN SPOMER, Recorder.

NOV-3-69 00099 1721538861 9

This Deed, Made this 30th day of October in the

year of our Lord one thousand nine hundred and sixty-nine

H. A. KAUFMAN and PAULINE KAUFMAN

of the County of Weld

and State of Colorado, of the

first part, and WALLACE I. KAUFMAN and DOROTHY J. KAUFMAN

of the County of Weld

and State of Colorado, of the

second part:

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of other valuable consideration and Ten----- DOLLARS,

to the said parties of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said parties of the second part, to pass ~~DEED TO JOINT TENANTS~~ ~~JOINT~~ in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following described lot or parcel of land, situate, lying and being in the

County of Weld

and State of Colorado, to-wit:

The North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section Eight (8), Township Four (4) North, Range Sixty-five (65) West of the 6th P.M., together with eight (8) shares of the capital stock of The Western Mutual Ditch Company, two irrigation wells and pumping plants, and one tap of the Central Weld County Water District.

IT IS HEREBY DECLARED THE ABOVE PROPERTY IS CONVEYED IN JOINT TENANCY.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with appurtenances, unto the said parties of the second part, the survivor of them, their assigns, and the heirs and assigns of such survivor forever. And the said parties of the first part, for themselves, their heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, that at the time of the ensembling and delivering of these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey, the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever:

Subject to rights of way for roads, ditches and utility lines, if any; Subject to Federal Land Bank mortgage recorded in Book 1434, Page 209, Weld County Records, which Grantees assume and agree to pay; and subject to taxes for the year 1969, payable in 1970

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

H. A. Kaufman (SEAL)

Pauline Kaufman (SEAL)

\_\_\_\_ (SEAL)

STATE OF COLORADO, ss. County of Weld.

The foregoing instrument was acknowledged before me this 31st day of October, 1969, by H. A. Kaufman and Pauline Kaufman, and each of them.

Witness My Hand and Official Seal

My Commission Expires 9-28-71

Eleanor M. Calahan Notary Public

State Documentary Fee  
Date NOV 3 1969  
3.80

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