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BOOK
625

Recorded at 3:35 o'clock P.M. MAY 14 1970
Rec. No. 1547253 Ann Spomer, Recorder

State Documentary Fee
Date MAY 14 1970
\$ 4.50

WARRANTY DEED IN JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS, That Martha Bohlender, of the County of Weld and State of Colorado, for the consideration of FORTY-FIVE THOUSAND AND NO/100 DOLLARS in hand paid, hereby sells and conveys to Dale O. Bohlender and Eva Rosalyne Bohlender, of the County of Weld and State of Colorado in joint tenancy, and it is declared that the property is conveyed in joint tenancy, to the said grantees, the survivor of them, their assigns, and the heirs and assigns of such survivor, the following real estate and property, situate in the County of Weld and State of Colorado, to-wit:

The South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Eight (8), Township Four (4) North, Range Sixty-five (65) West of the Sixth Principal Meridian, excepting therefrom a tract more particularly described as follows: Commencing at the southwest corner of said Section Eight (8), thence north on the west section line thereof a distance of 85 feet more or less to a point due west of a steel pipe located on the north line of the drainage canal, thence east 30 feet more or less to said steel pipe which constitutes the true point of beginning, thence north parallel to and 30 feet distant from the west line of said section along the east line of the County road a distance of 208' more or less to a steel pipe placed on the east line of said county road, thence due east a distance of 208' more or less to a steel pipe which is 208' directly east of the Northwest corner of the tract herein described, thence South parallel to the westerly line of the tract herein described to a steel pipe on the north side of the drainage canal at a point 208' more or less east of the point of beginning, thence west along the north side of said drainage canal a distance of 208' more or less to the point of beginning, containing one acre more or less, together with one (1) share of stock in the Platte Valley Irrigation Company, one irrigation well, pump and appurtenances

together with all its appurtenances, and warrants the title to the same, subject, however, to the following:

1. 1970 taxes payable in 1971.
 2. Inclusion within the Northern Colorado Water Conservancy District.
 3. Rights of way for roads, ditches, power lines and other easements as now existing or as legally created by instruments of record.
 4. Inclusion within the Central Weld County Water District.
 5. A reservation of one-half of all oil, gas and other mineral rights to the grantor for a period of twenty-five years or so long as oil and gas is produced therefrom, whichever period is the longer.
- Signed and delivered this 25th day of February, 1970.

Martha Bohlender
Martha Bohlender

STATE OF COLORADO)
COUNTY OF WELD) SS

The foregoing instrument was acknowledged before me this 25th day of February, 1970 by Martha Bohlender.

WITNESS my hand and official seal.

My commission expires:

My Commission will expire on January 8, 1972

Theresa Knight
Notary Public

1.75N