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BOOK
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Recorded at 10⁰⁵ o'clock ^W M., MAY 27 1975
Reception No. 1661164 S. LEE SHEHEE, JR. Recorder.

THIS DEED, Made this 19th day of May
1975, between --VIOLA COOMES, also known as ANNA
VIOLA COOMES, a widow and single person--

RECORDER'S STAMP

State Documentary Fee
Date MAY 27 1975
\$ 16.00

of the County of Weld and State of
Colorado, of the first part, and

--DALE L. BOEHNER and DIANNA BOEHNER--

of the County of Weld and State of Colorado, of the second part:

WITNESSETH, that the said part Y of the first part, for and in consideration of the sum of
--other good and valuable consideration and TEN----- DOLLARS,

to the said part Y of the first part in hand paid by the said parties of the second part, the receipt whereof is
hereby confessed and acknowledged, ha S granted, bargained, sold and conveyed, and by these presents do es
grant, bargain, sell, convey and confirm unto the said parties of the second part, their heirs and assigns forever, not
in tenancy in common but in joint tenancy, 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 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;

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise
appertaining, 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 part Y of the first part, either in law or
equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said
parties of the second part, their heirs and assigns forever. And the said part Y of the first part, for her
sel f, her heirs, executors, and administrators do es covenant, grant, bargain and agree to and with
the said parties of the second part, their heirs and assigns, that at the time of the ensealing and delivery of these pres-
ents she is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible
estate of inheritance, in law, in fee simple, and ha S good right, full power and lawful authority to grant, bar-
gain, 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, assessment and encumbrances of whatever kind or nature soever.

SUBJECT to 1975 taxes, due and payable in 1976, which grantees herein assume
and agree to pay, and SUBJECT to reservations, restrictions, and easements of
record, if any;

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

IN WITNESS WHEREOF the said part Y of the first part haS hereunto set her hand and
seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

[Signature] [SEAL]
(Viola Coomes) also known as

Anna Viola Coomes
[Signature] [SEAL]

[SEAL]

STATE OF COLORADO,

County of Weld } ss.

The foregoing instrument was acknowledged before me this 19th day of May
19 75, by *VIOLA COOMES, also known as ANNA VIOLA COOMES, a widow and
single person.

My commission expires September 3, 19 76. Witness my hand and official seal

[Signature]
Notary Public.

16.00

16.00

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