

No. 528701

WARRANTY DEED

FROM

JENS P. LARSEN and ELSIE H. LARSEN, husband and wife,

TO

WESTERN INVESTMENT and LAND COMPANY.

STATE OF COLORADO, }
COUNTY OF WELD. } ss.

This Warranty Deed was filed for record at 9:00 o'clock AM., JAN 18, 1928

H. C. Grable

By Anna E Langtry

Recorder.

Deputy.

FEE: \$.90

This Deed, Made this 7th. day of January

in the year of our Lord one thousand nine hundred and twenty-eight, between JENS P. LARSEN and ELSIE H. LARSEN, husband and wife,

County of WELD and State of Colorado, of the first part, and WESTERN INVESTMENT and LAND COMPANY, a corporation

County of 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 Ten Dollars (\$10.00) and other good and valuable considerations 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, its successors and assigns forever, all the following described lots or parcels of land, situate, lying and being in the County of Weld and State of Colorado, to-wit:

The Northeast quarter (NE $\frac{1}{4}$) of Section Eight (8), Township Four North (T 4 N), Range Sixty-five West (R 65 W) of the Sixth (6th) Principal Meridian; Together with all water and water rights, and particularly including Sixteen (16) shares of the capital stock of The Western Mutual Ditch Company; SUBJECT, however, to a certain deed of trust dated November 14, 1927, given by said first parties to Denver Joint Stock Land Bank of Denver, to secure the payment of Five Thousand Dollars (\$5,000.00), payable on the amortization plan as follows: \$175.00 on the 1st day of June 1928, and a like sum of \$175.00 on the first days of December and June in each and every year until 65 semi-annual installments have been paid, and a final payment of \$145.90 on the 1st day of December, A.D., 1960.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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, 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, its successors and assigns 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, its successors and assigns, that at the time of the ensealing and delivery 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: except the deed of trust hereinabove mentioned;

and the above bargained premises, in the quiet and peaceable possession of the said parties of the second part, its successors and assigns, 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

Herman Lind

Jens P Larsen

Elsie H Larsen

[SEAL]

[SEAL]

[SEAL]

[SEAL]

STATE OF COLORADO,

COUNTY OF WELD

I, Herman Lind

a Notary Public in and for said WELD County, in the State aforesaid, do hereby certify that

JENS P. LARSEN and ELSIE H. LARSEN, husband and wife, who are personally known

to me to be the persons whose names are subscribed to the foregoing Deed, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument of writing as their free and voluntary act and deed for the uses and purposes therein set forth

Given under my hand and official seal, this 7th, day of January, A. D. 1928

My commission expires Oct. 24, 1929

Herman Lind

Notary Public.

