

Recorded MAR 5 1931 at 11<sup>15</sup> O'Clock A.M.

Reception No. 614415 H. C. GRABLE, Recorder.

IN THE DISTRICT COURT OF THE UNITED STATES  
FOR THE DISTRICT OF COLORADO  
IN BANKRUPTCY

DEED TO REAL ESTATE

COURT NO. 5985

REFEREE'S NO. 1608

IN THE MATTER OF )  
THE COLORADO FARMS COMPANY )  
BANKRUPT ) IN BANKRUPTCY  
..... )

THIS DEED, made this 20<sup>th</sup> day of February, in  
the year of our Lord Nineteen Hundred and Thirty-one, between David  
B. Sauve, as Trustee in Bankruptcy of the Estate of The Colorado  
Farms Company, Bankrupt, of the City and County of Denver, State of  
Colorado, Party of the First Part, and R. G. Aylsworth, of the County  
of Woodford, State of Illinois, Party of the Second Part,

WITNESSETH: That

WHEREAS, The Colorado Farms Company, of the City and County  
of Denver and District aforesaid, was duly adjudged a bankrupt by the  
District Court of the United States for the District of Colorado on  
the 17th day of August, A. D. 1927, upon a petition filed against it  
on the 1st day of August, A. D. 1927, under and in pursuance of the  
Acts of Congress relating to Bankruptcy, and

WHEREAS, the said matter was thereafter referred to Frank  
McLaughlin, Esq., one of the Referees in Bankruptcy of said Court,  
to take such further proceedings therein as are required by said  
Acts, and

WHEREAS, the said David B. Sauve was duly appointed Trustee in Bankruptcy of the Estate of The Colorado Farms Company, Bankrupt, and is now the duly qualified and acting Trustee of said Estate, and

WHEREAS, the said David B. Sauve, as such Trustee in Bankruptcy, was duly authorized, after due notice to creditors and all persons interested therein, by Order of the said Frank McLaughlin, Esq., Referee in Bankruptcy, dated the 30th day of June, A. D. 1928, to sell the property hereinafter described at private sale, and

WHEREAS, the said David B. Sauve, as such Trustee in Bankruptcy, did, under and in pursuance of said Order of the said Referee in Bankruptcy, sell said property to R. G. Aylsworth and make a report of the sale thereunder to the said Referee in Bankruptcy, as required by said Order, and

WHEREAS, the said sale of said property was duly approved and confirmed by Order of confirmation made by Frank McLaughlin, Esq., Referee in Bankruptcy, dated the 20<sup>th</sup> day of February, A. D. 1931,

NOW, THEREFORE, I, David B. Sauve, as Trustee in Bankruptcy, of the Estate of The Colorado Farms Company, Bankrupt, under and in pursuance of the said Orders of the said Referee in Bankruptcy, and by virtue of the power and authority in me vested as such Trustee, and in consideration of the sum of Two Thousand Five Hundred and No/100 Dollars (\$2500.00) to me in hand paid by the said R. G. Aylsworth, the Party of the Second Part, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and confirm unto the Party of the Second Part, his heirs and assigns forever, all of the right, title and interest of The Colorado Farms Company, Bankrupt, and all of my right, title and interest, as such Trustee in Bankruptcy, in and to the following described lots or parcels of land,

situate, lying and being in the County of Weld, State of Colorado,  
to-wit:

North Half of the Northeast Quarter ( $N\frac{1}{2}NE\frac{1}{4}$ ),  
Southeast Quarter of the Northeast Quarter  
( $SE\frac{1}{4}NE\frac{1}{4}$ ), Northeast Quarter of the Southeast  
Quarter ( $NE\frac{1}{4}SE\frac{1}{4}$ ), West Half of the Southeast  
Quarter ( $W\frac{1}{2}SE\frac{1}{4}$ ), Southwest Quarter ( $SW\frac{1}{4}$ ),  
South Half of the Northwest Quarter ( $S\frac{1}{2}NW\frac{1}{4}$ )  
of Section Thirty-two (32), Township Ten (10)  
North, Range Sixty-three (63) West of the  
Sixth Principal Meridian, containing 480  
acres,

TOGETHER with the buildings and improvements thereon and  
appurtenances thereunto belonging, or in anywise appertaining thereto,  
and the rents, issues and profits thereof; to have and to hold the  
said premises above bargained and described, with the appurtenances,  
unto the Party of the Second Part, his heirs and assigns forever,  
free and clear of the lien of that certain deed of trust dated February  
1, 1923, given by Alexander B. Price to the Public Trustee of the  
County of Weld, State of Colorado, to secure the payment of one prom-  
issory note for the principal sum of \$2500.00, due February 1, 1928,  
together with interest thereon at the rate of 8% per annum, evidenced  
by certain interest notes of even date, payable semi-annually, which  
deed of trust was recorded in the office of the County Clerk and Re-  
corder of the County of Weld, State of Colorado, on February 15, 1923,  
in Book 608, at page 168, of the records of said County; also free  
and clear of the lien of that certain mortgage deed dated January 1,  
1924, given by The Colorado Farms Company to The Colorado National  
Bank of Denver, Colorado, in trust, to secure the payment of 480 ne-  
gotiable promissory notes bearing even date, aggregating the principal  
sum of \$250,000.00, payable January 1, 1934, with interest thereon  
from date until paid at the rate of 7% per annum, payable quarter-  
annually, said notes being for the following amounts and numbered

as follows: 1 to 100, both inclusive, at \$1000.00 each, aggregating \$100,000.00; 101 to 380, both inclusive, at \$500.00 each, aggregating \$140,000.00; 381 to 480, both inclusive, at \$100.00 each, aggregating \$10,000.00; which mortgage deed was recorded in the office of the County Clerk and Recorder of the County of Weld, State of Colorado, on February 20, 1924, in Book 715, at page 247, of the records of said County; and also free and clear of taxes due the County of Weld, State of Colorado, for the year 1929 and prior thereto, but subject to all taxes and assessments against said property for the year 1930 and subsequent thereto, and subject to any special taxes for the Moffat Tunnel.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set his hand and seal the day and year first above written.

David B. Sauve (SEAL)

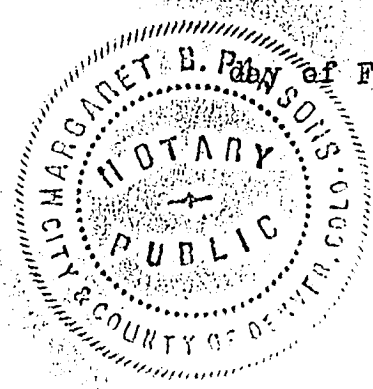
Trustee in Bankruptcy of the Estate of  
The Colorado Farms Company, Bankrupt.

STATE OF COLORADO )  
 ) SS:  
CITY AND COUNTY OF DENVER )

I, Margaret B. Parsons, a Notary Public in and for said city and county, in the state aforesaid, do hereby certify that David B. Sauve, who is personally known to me to be the Trustee in Bankruptcy of the Estate of The Colorado Farms Company, Bankrupt, and who is personally known to me to be the person whose name is subscribed to the foregoing deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument in writing, as such Trustee, as his free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20<sup>th</sup> of February, A. D. 1931.

My commission expires January 12, 1932.



Margaret B. Parsons  
Notary Public