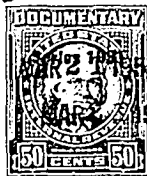


This Deed, Made this 19th day of March in the year of our Lord one thousand nine hundred and fifty-one between CARL J. ERICKSON and MARY B. ERICKSON of the County of Weld and State of Colorado, of the first part, and JACOB J. HELD and MARGARET MAE HELD of the County of Weld and State of Colorado, of the second part:

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Other good and 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 not in tenancy in common but 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 Southeast Quarter (SE $\frac{1}{4}$ ) of Section Eight (8), Township Four (4) North, of Range Sixty-five (65), West of the 6th P.M.;

together with one (1) share of the capital stock of the Platte Valley Irrigation Company.



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, with 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 encasing 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 1951 taxes, due and payable in 1952, and any lien arising by virtue of inclusion of the property in the Northern Colorado Water Conservancy District.

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

*Carl J. Erickson* (SEAL)

*Mary B. Erickson* (SEAL)

(SEAL)

STATE OF COLORADO, ss. County of Weld.

The foregoing instrument was acknowledged before me this 19th day of

March, 1951, by Carl J. Erickson and

Mary B. Erickson.

Witness My Hand and Official Seal

My Commission Expires July 29, 1953.

Notary Public.