

This Deed, Made this Seventeenth day of February in
the year of our Lord one thousand nine hundred and Thirty-One, between
H.A. Kaufman
of the County of Weld, and State of Colorado, of the first part, and
J.P. Kaufman
of the County of Imperial, and State of California, of the second part:

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of
Ten Dollars and other valuable considerations DOLLARS,
to the said part Y of the first part in hand paid by the said part Y of the second part, the receipt where-
of is hereby confessed and acknowledged, ha S granted, bargained, sold and conveyed, and by these presents
doSS grant, bargain, sell, convey and confirm unto the said part Y of the second part, his heirs
and assigns 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 north one half of the southwest quarter of section
eight, in Township Four North, range sixty-five west of the
sixth P.M., together with all water rights belonging thereto
including eight shares of the capital stock of The Western
Mutual Ditch Company and rights of way for running said water
to and upon said land.

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 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
J.P. Kaufman
the said part Y of the second part, his heirs and assigns forever. And the said
H.A. Kaufman

part Y of the first part, for himself, his heirs, executors and administrators, doSS covenant, grant,
bargain and agree to and with the said part Y of the second part, his heirs and assigns, that at
the time of the ensealing and delivery of these presents he 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, 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 incum-
brances of whatever kind or nature soever:

Excepting incumbrance of record for \$5500.00
and taxes payable in the year 1931.

and the above premises, in the quiet and peaceable possession of the said part Y of the second part, his
heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part there-
of, 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 ha S hereunto set his
hand and seal the day and year first above written.

H.A. Kaufman (SEAL)

(SEAL)

(SEAL)

STATE OF COLORADO, } ss.
County of Weld. }

The foregoing instrument was acknowledged before me this 17 day of
February 1931, by H.A. Kaufman

WITNESS my hand and Official Seal.

My Commission Expires February 24th 1934

Ernest A. Morgan
Notary Public.

