

This Deed, Made this 17th day of April in the
year of our Lord one thousand nine hundred and forty-one between
H. A. Kaufman
of the County of Weld and State of Colorado, of the
first part, and H. A. Kaufman and Pauline Kaufman
of the County of Weld and State of Colorado, of the
second part:

WITNESSETH, That the said y of the first part, for and in consideration of the sum of
One dollar and other considerations, but less than \$100.00 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 S
grant, bargain, sell, convey and confirm unto the said parties of the second part, 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 S or parcel S 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 (8), in Township Four (4) North, Range Sixty-
five (65) West of the 6th P.M., together with all water
rights belonging to said land including eight shares of
the capital stock of The Western Mutual Ditch Company and
rights of way for running same to and upon said land.

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 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, the survivor of them, their assigns, and the heirs and assigns of such survivor
forever. And the said part y of the first part, for him self his 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 ensembling and delivering 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, 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, assessments and incumbrances of whatever kind or nature soever.

excepting incumbrance shown on record and taxes due if any.

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 claimed 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 ha S hereunto set his hand and seal
the day and year first above written.

Signed, Sealed and Delivered in the Presence of

H. A. Kaufman (SEAL)

____ (SEAL)

____ (SEAL)

STATE OF COLORADO,
County of Weld.

} ss. The foregoing instrument was acknowledged before me this 17th day of

April, 19 41, by H. A. Kaufman

Witness my hand and Official Seal.

My Commission Expires December 1, 1942.

Herman J. Bartels
Notary Public.

