

This Deed, Made this **twenty-seventh** - - - day of **July** - - - - - in the
year of our Lord one thousand nine hundred and forty-eight between
- - - - - **Blanche Wortham** - - - - -

of the **County of Weld** - - - - - and State of Colorado, of the
first part, and

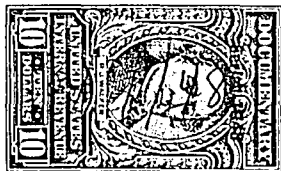
- - - - - **Carl J. Erickson and Mary B. Erickson** - - - - -

of the **County of Weld** - - - - - and State of Colorado, of the
second part:

WITNESSETH: That the said party of the first part, for and in consideration of the sum of
One hundred dollars and other good and valuable considerations - - - - - ~~to the said party~~
to the said party of the first part in hand paid by the said parties of the second part, the receipt whereof is
hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents do es
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 fol-
lowing described lot or parcel 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 Seventeen (17) and the
Southeast Quarter (SE $\frac{1}{4}$) of Section Eight (8), all in Township
Four (4) of Range Sixty-five (65) West of the Sixth Principal
Meridian, except right of way for road conveyed by deed record-
ed in Book 163 at Page 176, Weld County, Colorado Records; to-
gether with two (2) shares of the capital stock of the Platte
Valley Irrigation Company and fourteen (14) shares of the
capital stock of the New Bucker Ditch 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 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 for-
ever. And the said part y of the first part, for herself, her heirs, executors, and administrators, does
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 ensealing and delivering of these presents,
she 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 has 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 1948 taxes due and payable in 1949. Also subject to any liens arising
by virtue of inclusion within 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 part y of the first part shall and will
WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said part y of the first part has hereunto set her hand and
seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

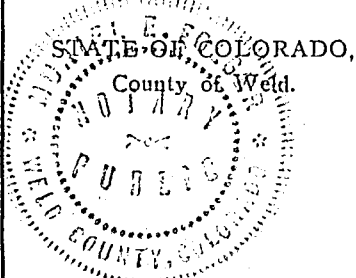
W. E. Hagan

Blanche Wortham

(SEAL)

(SEAL)

(SEAL)



ss. The foregoing instrument was acknowledged before me this **27th** day of
July, 19**48**, by

Blanche Wortham

Witness My Hand and Official Seal. **My Commission Expires**

My Commission Expires **May 28, 1949**

Muriel E. Folger

Notary Public.