

This Indenture, Made this **2nd** day of **January**, in the year of our Lord one thousand nine hundred and **thirty one**, between

John F. Redman

the Public Trustee in the County of **Weld** and State of Colorado, party of the first part, and **H. A. Kaufman of La Salle**

of the County of **Weld** and State of Colorado, part **Y** of the second part;

Witnesseth, That, whereas, **John K. Moser**

of La Salle

of the County of **Weld** and State of Colorado, did,

by **his** certain trust deed, dated the **12th** day of **January**, A. D. 19 **28**,

which said deed was recorded in the office of the County Clerk and Recorder of the County of **Weld**

in the State of Colorado, on the **13th** day of **January**, A. D. 19 **28**,

in book **817** at page **399** convey to the Public Trustee in the County of **Weld**

in the State of Colorado, all the property hereinafter described, to secure the payment of **his**

certain promissory note in said deed mentioned, and upon certain conditions in said deed declared.

And, Whereas, Default having been made in the payment of the **principal of \$1000.00** and **interest thereon since July 12, 1929**

and notice of election and demand for sale in writing having been filed with the Public Trustee, and a copy thereof recorded in the office of said County Clerk and Recorder on the **9th** day of **April**, A. D. 19 **30**, in book **893** at page **45**, the said property was by the Public Trustee, advertised for sale at public auction on the **12th** day of **May**, A. D. 19 **30**, at the **East door of the Court House in Greeley**

in the County of **Weld** and State of Colorado, in the manner provided by said trust deed,

and in accordance with its terms, which notice of sale was published **weekly** in

The Weld County News published in Weld County, Colorado for the period of **four weeks**

(five insertions)

the first publication being on the **10th** day of **April**, A. D. 19 **30**, and a

printed copy of said notice of sale was duly mailed by the Public Trustee to the grantor in said Trust Deed and to each and every person having an interest of record subsequent to the recording of said deed, as provided by law.

And Said Property Was, Upon the day and year, and at the place mentioned aforesaid, in pursuance of said notice of sale, offered for sale and sold to

E. S. Morris of Greeley, Colorado

who was the highest and best bidder, and who bid and paid therefor the sum of

Eleven Hundred Twenty-five and 29/100 - - - - - DOLLARS,

and a certificate of purchase was made and given to said purchaser.

And the said purchaser having duly assigned said certificate of purchase to H. A. Kaufman of La Salle, Colorado on the 2nd day of January, 1931 for the sum of \$10.00 and other valuable consideration

And the time of redemption having expired,

Now, Therefore, The said party of the first part, by virtue of the power and authority vested in him by the said trust deed, and the provisions of the statute in such case made and provided and in consideration of the premises does hereby convey, remise, release and quit-claim to the said part y of the second part, and his heirs and assigns forever, all the right, title, interest, claim and demand, as well in law as in equity, which the Public Trustee acquired by virtue of the trust deed above mentioned, of, in and to the following described property, situate, lying and being in the County of Weld and State of Colorado, to-wit:

The North Half of the South West Quarter ($N\frac{1}{2}SW\frac{1}{4}$) of Section Eight (8) Township Four (4) Range Sixty-five (65) Weld County, Colorado, together with Eight shares of the Western Mutual Ditch Company.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof; and all the right, title, benefit and equity of redemption of the said grantor in said Trust Deed and his heirs and assigns therein.

To Have and to Hold The same unto the said party of the second part, and his heirs and assigns forever, as fully and absolutely as the said party of the first part has power and authority by virtue of said Trust Deed.

In Witness Whereof, The said party of the first part has hereunto set his hand and seal the day and year first above written.

John F. Redman (SEAL)
Public Trustee in the County of Weld aforesaid.

STATE OF COLORADO,
County of Weld } ss. I, Frank P. Morris,
a Notary Public in and for said County, in the State aforesaid, do hereby certify that

John F. Redman

Public Trustee in said County, known to me to be such, and who is personally known to me to be the person whose name is subscribed to the foregoing Deed, as such Public Trustee, appeared before me this day in person, and acknowledged that as and in the capacity of Public Trustee in the County aforesaid, he signed, sealed and delivered the said instrument of writing as his free and voluntary act and deed, for the uses and purposes therein set forth.

My Notarial commission expires **June 21**, 19 **31**

Given under my hand and **Notarial** seal, this **2nd** day of

January A. D. 19 **31**

Frank P. Morris

NOTARY PUBLIC.

