

COMPARED BY PATENT ATTORNEYS

No. 528 617

WARRANTY DEED

FROM

John Moser

TO

Dorothy Moser

STATE OF COLORADO, }
COUNTY OF WELD. } ss.

This Warranty Deed was filed for record
at 1:40 o'clock P. M., Jan 17, 1928

H. C. Grable

By C. H. Buckingham Recorder.

FEE: \$.75 Deputy.

This Deed, Made this 17th day of January
in the year of our Lord one thousand nine hundred and twenty-eight, between
John Moser

of the
County of Weld and State of Colorado, of the
first part, and Dorothy Moser

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

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of
One Hundred 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 whereof is hereby confessed and acknowledged, ha. a granted, bargained, sold and conveyed,
and by these presents do. ss. grant, bargain, sell, convey and confirm unto the said part Y of
the second part, her heirs and assigns forever, all the following described lot or parcel
of land, situate, lying and being in the Weld County of Weld
and State of Colorado, to-wit:

The North One-half (N. 1/2) of the South-west
One-fourth (S. W. 1/4) of Section Eight (8),
Township Four (4) North of Range Sixty-five
(65) West of the 6th P. M., together with all
water rights belonging to said land. Parti-
cularly eight shares of the capital stock
of the Western Mutual Ditch Company.

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

Dorothy Moser

the said part Y of the second part, her heirs and assigns forever. And the said John Moser

part Y of the first
part, for himself, his heirs, executors and administrators, do. ss. covenant, grant, bargain and agree to and with the said part Y of the
second part, her 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. ss. 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 encumbrances of record aggregating Eight Thousand Dollars (\$8,000.00).

and the above bargained premises, in the quiet and peaceable possession of the said part Y of the second part, her heirs and assigns,
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 ha. ss. hereunto set his hand and seal the day and year first
above written.

Signed, Sealed and Delivered in Presence of

John Moser [SEAL]

[SEAL]

[SEAL]

[SEAL]

STATE OF COLORADO,

County of Weld

ss.

I, G. Aubrey Spear

a Notary Public in and for said County, in the State aforesaid, do hereby certify that

John Moser

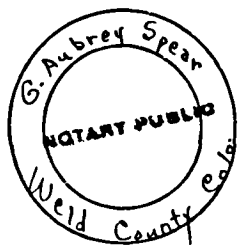
, who is personally known
to me to be the person whose name is subscribed to the annexed Deed, appeared before me this day in person and
acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act
for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 17th day of January, A. D. 1928.

My commission expires March 15, 1931.

G. Aubrey Spear

Notary Public.



RECORDED By Starr