holder or holders of said notes, be necessary to prevent injury or waste to the property securing this mortgage, the holder or holders of said notes, or any of them, are hereby authorized and empowered to enter said premises and perform such work and furnish such material as may be necessary; and all moneys paid for such work or material, with interest at twelve per cent per annum thereon, shall be likewise secured by this mortgage as an addition to the principal debt. In case the aforesaid first trust deed of record for the use of The Farmers Loan Company, covering the above described property, shall be sold or assigned by the said The Farmers Loan Company and in case the said The Farmers Loan Company or the holder or holders of the notes hereby secured shall advance or pay any interest coupon or interest on any note or notes secured by said first trust deed, then any such advance or payment of interest, with interest thereon at twelve per cent per annum, shall become an additional indebtedness secured by this mortgage, and shall be paid out of the proceeds of sale of the above described property if not otherwise paid by me (us).

Upon default in the payment of any of the above notes when due, the grantee herein, its successors or assigns, may, at their option, without notice, declare all of said notes due and payable. In case of suit, a reasonable attorney's fee and all costs of collection shall become a part of the lien hereby secured.

Signed and delivered this first day of October, A. D. 1923.

In the presence of		
	Arna V Neiman	(SEAL)
	Margaret M. Neiman	(SEAL)

STATE OF COLORADO,) SS. City & COUNTY OF DENVER)

I, Rosa M. Layton a Notary Public in and for said City & County of Denver, in the State aforesaid, do hereby certify that ANNA V. NEIMAN and MARGARET M. NEIMAN who are personally known to me to be the persons whose names are subscribed to the foregoing mortgage, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument of writing as their free and voluntary act and deed for the uses and purposes therein specified.



My notarial commission expires November 27, 1924

Given under my hand and notarial seal this 22nd day of Cotober, A. D. 1923.

Rosa M. Layton
Rotery Public.

No.418557 COMPARED BY WILLIES & NEWTON Filed for record at 4:05 o'clock P M., OCT 24 1923 Fees, \$1.15

C. E. Newton Recorder.

By H. C. Grable Deputy.

DEED OF TRUST

THIS INDENTURE, Made this twenty-third day of October, in the year of our Lord One Thousand Nine Hundred and twenty-three, between Maggie E. Berkes, whose address is in the City and County of Denver, and State of Colorado, party of the first part, and the Public Trustee of the County of Weld, in the State of Colorado, party of the second part, WITNESSETH:

THAT WHEREAS, The party of the first part has executed her promissory Note..., bearing even date herewith, for the principal sum of Three Thousand and no/100 (\$3,000.00) Dollars, payable to the order of Isabella Lytle, on or before three (3) years after the date thereof, with interest thereon from date until maturity at the rate of seven (7%) per cent. per annum, interest payable annually

AND WHEREAS, The said party of the first part is desirous of securing said promissory note...;

NOW THEREFORE, The said party of the first part for the purpose aforesaid, does hereby grant, bargain, sell, and convey unto the said Public Trustee the following described property, situate in the County of Weld and State of Colorado, to-wit:

The South one-half (S 1/2) of Section thirty-two (32), township nine (9), North, Range sixty-two (62) West of the Sixty (6th) Principal Meridian.

TO HAVE AND TO HOLD, The same together with all and singular the privileges and appurtenances thereunto belonging in trust nevertheless, that in case of default in the payment of said note... or any of them or any part thereof or interest thereon, then upon the beneficiary hereunder filing notice and demand, it shall be lawful for said Public Trustee to sell said property in the manner provided by law for cash at public suction at the front

door of the Court House in the County of Weld in the State of Colorado, upon advertising notice of sale weekly, for not less than four weeks, in some newspaper of general circulation, and after the expiration of the time of redemption, to make and deliver to the purchaser or purchasers or his, her or their assigns, a deed or deeds of conveyance to the property sold, and out of the proceeds of such sale, after first paying and retaining all fees, charges and costs, and all money advanced for taxes, insurance and assessments, or on any prior encumbrance, with interest thereon, to pay the principal and interest due on said note..., rendering the overplus (if any) unto the said party of the first part, her legal representatives or assigns, and the said beneficiary may purchase said property or any part thereof;

And it is stipulated and agreed that in case of default in payment of principal or interest as aforesaid or a breach of any of the covenants or agreements herein, then said principal sum hereby secured and interest thereon may at the option of said beneficiary become due and payable at once, anything in said note to the contrary notwithstanding, and possession of said property will thereupon be delivered to said beneficiary.

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

WITNESS:

Maggie E Berkes (SEAL)

STATE OF COLORADO,) SS.

I, Jo A. Fowler, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Maggie E. Berkes, who is personally known to me to be the person... whose name is subscribed to the within Deed of Trust, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument of writing as her free and voluntary act and deed, for the uses and purposes specified therein.

My Commission expires Aug. 14, 1927

CA PRODUNTY OF BENEFIT

Given under my hand and Notarial Seal, this 23 day of October, A.D. 1923

Jo A. Fowler
Notary Public.

No.418523 COMPARED BY ANDERSON & NEWTON
Filed for record at 9 o'clock A M., OCT 27 1923
Fees, \$1.35

C. E. Newton Recorder.

By Fern Baldwin Deputy.

SHERIFF'S CERTIFICATE OF PURCHASE.

DUPLICATE

STATE OF COLORADO,) SS. County of Weld,)

I, H. L. C O R D E R Sheriff of the County of Weld, State of Colorado, appointed by the judgment and decree of the District Court of the Eighth Judicial District of said State, within and for the County of Weld, in a certain suit numbered 5742 on the Docket of said Court, wherein GECRGE VAN SICKLE and WILL VAN SICKLE, co-partners doing business under the firm name and style of VAN SICKLE & CO. is plaintiff, and JOHN K. MOSER are defendants do hereby certify that by virtue of and pursuant to final judgment and decree in said cause, rendered therein on the 18th day of September A. D. 1923 in favor of the said plaintiff, I did on the 27th day of October A. D. 1923 at the hour of 10:00 o'clock in the forenoon of said day at the east front door of the Court House in Greeley, Weld County, State of Colorado, after having first duly advertised a sale of said property in the said judgment and decree mentioned, according to law, and according to the terms and provisions of said judgment and decree, offer for sale at public auction to the highest and best bidder for cash in hand, the property in said judgment and decree, I was directed to sell, which said property is situate in the County of Weld, State of Colorado, and is described as follows, to-wit:

The North Half of the Southwest Quarter (N_2 SW $\frac{1}{4}$) of Section Eight (8), Township Four (4) North, Range Sixty-five (65) West of the 6th P. M.,

being the same premises described in the complaint in the above mentioned action; and at the time and place aforesaid, being the time and place mentioned in the advertisement of sale, there being no separate bids for any parts; portions or parcels of said real property, and GEORGE VAN SICKLE and WILL VAN SICKLE, co-partners doing business under the firm name and style of