

# WARRANTY DEED.

This Deed, Made this Sixteenth day of April in the year of our Lord one thousand nine hundred and seven (1907) between Edgar A. Hardy

of the City and County of Denver, and State of Colorado, of the first part, and Kate C Morris

of the City and County of Denver, 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

Eight Hundred (800)

DOLLARS,

to the said party of the first part in hand, paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, her heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Jefferson and State of Colorado, to wit:

Lots numbered one (1) and two (2); Southeast quarter of the Northwest quarter and the northeast quarter of the Northwest quarter of Section Thirty one (31) in Township numbered six (6) South Range Seventy one (71) West of the sixth principal meridian containing One Hundred and Fifty three and Five one hundredths (153 5/100) acres.

**Together**, with all and singular the hereditaments and appurtenances therunto 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 party 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 Kate C Morris the said party of the second part, her heirs and assigns forever. And the said

Edgar A. Hardy party of the first part, for himself heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, her heirs and assigns, that at the time of the enrolling 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 has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and 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, Except the taxes of the year 1907 which the said party of the second part hereby assumes and agrees to pay.

and the above bargained premises in the quiet and peaceable possession of the said party 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 party of the first part shall and will WARRANT AND FOREVER DEFEND.

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

Signed, Sealed and Delivered in presence of

Edgar A. Hardy SEAL.

SEAL.

SEAL.

STATE OF COLORADO,

ss

City and County of Denver

George H. Urquhart a Notary Public in and for the said City and County, in the State aforesaid, do hereby certify that Edgar A. Hardy

who is personally known to me to be the person whose name is subscribed to the foregoing 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 16th day of April, A. D. 1907.  
My Commission expires January 30th A. D. 1908.

George H. Urquhart Notary Public.

Filed for Record the 17th day of April, A. D. 1907, at 8:00 o'clock 9 M.

Recorder.

By H. J. Juchem Deputy.