

This Deed, Made this 28th day of June in the year of our Lord one thousand nine hundred and thirty-five, between Kate C. Morris of the _____ County of Park and State of Colorado, of the first part, and Isham Jones, New York City, New York of the _____ County of _____ 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 Three Thousand (\$3,000.00) 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 th granted, bargained, sold and conveyed, and by these presents do th grant, bargain, sell, convey and confirm unto the said part Y of the second part, his heirs and assigns forever, all the following described lot S or parcel S of land, situate, lying and being in the _____ County of Jefferson and State of Colorado, to-wit:

the West Half of the Northwest Quarter (known as Lots 1 and 2,) and the Southeast Quarter of the Northwest Quarter and the Northeast (NE) Quarter of the Southwest Quarter of Section Thirty one (31) in Township Six (6) South, Range Seventy One (71) West; The free use, however, of the cabin, barns and out-buildings, now on the herein granted premises, are reserved to the grantor, together with all the growing crops thereon, together with the right to enter on the said premises for the use of tending harvesting and removing said crops, with the right to use the yards heretofore used in connection therewith, for the purpose of preparing said crops for market and caring for the same; all of the aforesaid reservations and rights to continue up to the first day of April -- next, if so desired by the grantor:
The Grantor excepts from the land granted hereby any public highways if any there be, located thereon; the grantee covenants to pay the taxes to be levied for the Year 1935, payable in 1936;

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 _____

the said part Y of the second part, his heirs and assigns forever. And the said _____ part Y of the first part, for her sel f her heirs, executors and administrators, do _____ covenant, grant, bargain and agree to and with the said part Y of the second part, his heirs and assigns, that at the time of the ensealing and delivery 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 ha S 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, _____

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 S hereunto set her hand and seal the day and year first above written.

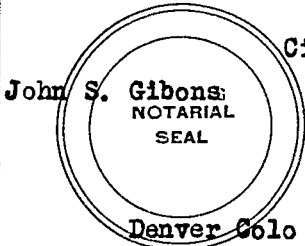
SIGNED, SEALED AND DELIVERED IN PRESENCE OF

Kate C. Morris

Seal

Seal

Seal



STATE OF COLORADO, } ss.
City and _____ County of Denver

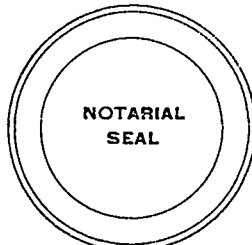
28th day of June 1935, by Kate C. Morris

Witness my hand and official seal.

My commission expires Feb. 27th, 1939

John S. Gibbons

NOTARY PUBLIC.



STATE OF COLORADO, } ss.
County of _____

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

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

Given under my hand and notarial seal, this _____ day of _____, A. D. 19 _____

My commission expires _____, A. D. 19 _____

NOTARY PUBLIC.

Filed for record the 20 day of Dec, A. D. 1935, at 9:05 o'clock AM.

Sam'l Bolitho

RECORDER.

By _____ DEPUTY.