Special WARRANTY DEED.—The Out West Printing and Stationery Co., Colorado Springs, Colo.

No.

Special WARRANTY DEED.

Mark F Elliott

TO

Willie A. Bennet

STATE OF COLORADO, } ss.
COUNTY OF JEFFERSON.

I hereby certify that this instrument was filed for record in my office at 10:35 o'clock A. M. July 8, 1908 and is duly recorded in Book 160, Page No. 374

H. J. Juchem Recorder.

By Deputy.

Fees, $

This Deed, Made this Seventh day of July in the year of our Lord one thousand nine hundred and eight, between Mark F Elliott of the City & County of Denver and State of Colorado, of the first part, and Willie A. Bennet of the County of Jefferson 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 One thousand ($1000.00) 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, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, his 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:

the South west quarter of the Southeast quarter (S.W¼ of S.E¼) and the East half of the South west quarter (E½ of S.W¼) and the Southeast quarter of the North west quarter (S.E¼ of N.W¼) of Section twenty three (23) Township six (6) South Range Seventy-one (71) West subject to the following reservations to-wit (1) I reserve all land south of the old Toll Road in the Southeast quarter of the south west quarter of said section; (2) a space one hundred and twenty-five feet in the Northeast quarter of the Southwest quarter of said Section now used as a cemetary the same to be used as a cemetary for relatives only. If said cemetary is at any time enlarged the additional ground shall be on the south and west. (3) I am to have an undivided one-half interest in any and all mineral situate on said premises hereby conveyed. (4) I am to have a perpetual right of way over all roads through this land and have right of way to and from said cemetary. I shall have the right to harvest present Said Crop and shall be my property. Bennet shall have possession as soon as said crop is harvested.

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 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 Willie A. Bennet the said party of the second part, his heirs and assigns forever.

And the said Mark F Elliott party of the first part, for himself his heirs, executors and administrators, does covenant, grant, bargain and agree to and with the said party of the second part, his heirs and assigns, ~~that at the time of the ensealing and delivery of these presents 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;~~

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, by, through or under the said party of the first part, shall and will WARRANT AND FOREVER DEFEND. The title of the first party is based upon a tax deed and possession the deeder for more than five years.

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 the Presence of

C. Chapin

Mark F. Elliott Seal.

Seal.

Seal.

STATE OF COLORADO, } ss.
City & County of Denver

I, Cyrus Chapin, a Notary Public in and for the said City & County, in the State aforesaid, do hereby certify that Mark F Elliott who is personally known to me to be the person whose name is subscribed to the forgoing 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.

NOTARIAL SEAL

Given under my hand and notarial seal, this 7 day of July A. D. 1908

My Commission expires March 1st 1911

Cyrus Chapin
Notary Public.