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Edith L. Jones

By Edith L. Baker Deputy

WARRANTY D

This Deed, Made this 9th day of August in the year of our Lord

one thousand nine hundred and Fifty-five between Wm. G. Eugler Neola Johnston
Wilma Renner and Ethel Jackson
of the County of Saguache and State of Colorado, of the first part, and
Raylan Evans Texas
of the County of Deaf Smith and State of ~~Colorado~~ of the second part:

Witnesseth, That the said part 1st of the first part, for and in consideration of the sum of
Four thousand and No/100 ----- DOLLARS
to the said part 2nd of the first part in hand paid by the said part 2nd of the second part, the receipt whereof is hereby confessed and acknowledged, he ~~vs~~ granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said part 2nd 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 Saguache and State of Colorado, to-wit:

Southwest Quarter (SW¹/₄) of Southeast Quarter (SE¹/₄), East One half of the Southwest Quarter (S¹/₂ of SW¹/₄) and the Southwest Quarter of the Southwest Quarter (SW¹/₄ of SW¹/₄) of Section Four (4) all in township Forty Three (43) North of Range Ten (10) East of the New Mexico Principal Meridian.

Together with all water and water rights, ditch and ditch rights, and all improvements thereon, including, but not being limited to, all of the right, title and interest of the grantors in and to the Kugler ditch, being ditch number 191, appropriation priority number 149, as set out in that certain order of the District Court of Saguache County, Colorado, in the matter of the adjudication of priorities of water rights in Water District No. 25 in the State of Colorado, dated December 12, 1949.

Together With all and singular the hereditaments and appurtenances thereto 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 1st of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

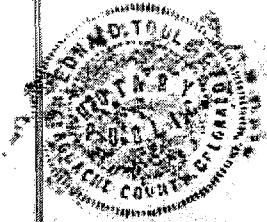
To Have and To Hold The said premises above bargained and described, with the appurtenances, unto the said part 2nd of the second part, his heirs and assigns forever. And the said part 1st of the first part for them selves their heirs, executors, and administrators, do ~~as~~ covenant, grant, bargain and agree to and with the said part 2nd of the second part, his heirs and assigns, that at the time of the enacting and delivery of these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and he ~~vs~~ good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever except one half of the 1955 taxes; and except an undivided one-half, non-participating interest in and to the oil, gas and other minerals in, on, and under said land, the grantee herein to have all leasing rights, and the grantor to have only one-half of the mineral royalty.

and the above bargained premises, in the quiet and peaceable possession of the said part 2nd of the second part ~~with~~ his heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part 1st of the first part shall and will Warrant and Forfever Defend.

In Witness Whereof, The said part 1st of the first part he ~~vs~~ hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

Wm. G. Eugler
Neola Johnston
Ethel Jackson
Wilma Renner



STATE OF COLORADO,
County of Saguache }
The foregoing instrument was acknowledged before me this 6th day of September, 1955, by Wm. G. Eugler, Neola Johnston, Ethel Jackson, Wilma Renner Witness my hand and official seal.
My commission expires My Commission expires June 10, 1957
Edith L. Jones
Notary Public

*If acting in representative or official capacity, insert name and capacity.

This Deed, M

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