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This Deed, Made this 23d day of August in the year of our Lord

one thousand nine hundred and Fifty-Seven between Guy V. Bretz and Ina O. Bretz of the County of El Paso and State of Colorado, of the first part, and Clyde K. Rainbolt and Phyllis J. Rainbolt of the County of El Paso and State of Colorado, of the second part;

Witnesseth, That the said parties of the first part, for and in consideration of the sum of One Dollar and other good and valuable consideration... to the said parties of the first part in hand paid by the said parties 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 parties of the second part, not in joint tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following described lot or parcel of land, situate, lying and being in the County of El Paso and State of Colorado, to-wit:

The North half of the North half of the Northeast quarter of the Southeast quarter of Section 7 in Township 12 South, Range 63 West of the 6th P. M.

U. S. Revenue \$7.15



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 parties 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 parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor forever. And the said parties of the first part, for themselves heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, that at the time of the ensembling and delivery of these presents, 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 have 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, except current taxes which second parties assume and agree to pay,

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

In Witness Whereof, The said parties of the first part have hereunto set their hand and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Guy V. Bretz (Signature) Seal
Ina O. Bretz (Signature) Seal

STATE OF COLORADO, County of El Paso. The foregoing instrument was acknowledged before me this 23d day of August, 1957, by Guy V. Bretz and Ina O. Bretz

Witness my hand and official seal My commission expires January 20, 1960.

John J. May (Signature) Notary Public

*If acting in official or representative capacity, insert name and also office or capacity and for whom acting.

SEP 3 1957

CERT. FILE \$ 65.00 P.F.

