

Filed for record the 11th day of July, A. D. 1978 at 4:15 P.M. Reception No. 421531 *Winn Harris* RECORDER

This Deed, Made this 2nd day of July in the year of our Lord one thousand nine hundred and Seventy-three between

J. DEAN GIFFORD and KAE M. GIFFORD of the County of Marion and State of Indiana of the first part, and JOHN W. ZINK and RUBY N. ZINK of the County of La Plata 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 Ten Dollars and other good and valuable considerations-----DOLLARS,

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 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 La Plata and State of Colorado, to-wit: A tract of land lying and being in the SW/4NE/4 of Section 28,

Township 36 North, Range 9 West, N.M.P.M., more particularly described as follows: BEGINNING at a one inch iron pipe in ground, being a point on the West boundary line of Primary La Plata County Highway designated as No. 2, formerly known as U. S. Highway No. 550, whence the SE Corner of said Section 28 bears S. 23° 59' East, a distance of 488.46 feet; thence running from said point of beginning S. 9° 38' W. along said West boundary line of said Highway, a distance of 286.32 feet to a one inch iron pipe in ground; thence running West a distance of 1091 feet, more or less, to the West boundary line of the said SW/4NE/4 of Section 28; thence running North along said West boundary line of the SW/4NE/4 a distance of 332.28 feet to a point; thence running East a distance of 1039 feet, more or less, to a point; thence South 50 feet to a point; thence East 100 feet, more or less, to the point of beginning.

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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 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 them selves / their 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, 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 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 1973 La Plata County ad valorem taxes, due and payable in 1974,

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 hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of J. Dean Gifford, Kae M. Gifford

STATE OF COLORADO,

County of... The foregoing instrument was acknowledged before me this 19th day of July, 1973, by I, Dean Gifford and Kae M. Gifford

Witness my hand and official seal. My commission expires... NOTARY PUBLIC, STATE OF INDIANA MY COMMISSION EXPIRES NOV. 21, 1973 ISSUED THRU NATIONAL NOTARY PUBLIC ASSOC.

Charquitt Hod Notary Public

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

STATE DEPARTMENT FEE DATE 7-11-78