

This Deed, Made this 7th day of September in the year of our Lord one thousand eight hundred and twenty... between Daniel Blackman... of the County of Mesa... and State of Colorado, of the first part, and Jeff. Wilcox... of the County of Mesa... and State of Colorado, of the second part:

WITNESSETH that the said part... of the first part, for and in consideration of the sum of... Dollars, to the said part... of the first part in hand paid by the said part... of the second part, the receipt whereof is hereby confessed and acknowledged, he... granted, bargained, sold and conveyed, and by these presents do... 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... Mesa... and State of Colorado, to-wit:

The west half of the north east quarter of W² N² E⁴ of section thirty two... Township one (1st) south of Range twenty four (24) west of the... principal Meridian containing eighty acres more or less... together with all my interest in the Blackman... of the... Ditch" and the half of my interest in the "Dunlap... and Black Ditch", both of said Ditches taking their water from... in Mesa County Colorado.

The above description is made subject to a certain... Deed for \$1000... bearing 7th interest dated June the 12th 1893 and covering the south west... quarter of the north west quarter of the north east quarter of sec. 30... Range twenty with the land first above described, of which said... the said second party... is to assume one half and hold the said first party... in the discharge of said indebtedness and interest to that effect.

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 the said party... of the second part, his... heirs and assigns forever. And the said Daniel Blackman... part... of the first part, for himself, his heirs, executors and administrators, do... 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 enacting and delivery of these presents, he... 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 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 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, the said party... of the first part shall and will WARRANT AND FOREVER DEFEND. IN WITNESS WHEREOF, the said party... of the first part has... hereunto set... hand... and seal... the day and year first above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF... Daniel Blackman... [Seal]

STATE OF COLORADO, } ss. I, W. S. Wallace a Notary Public in and for... County of Mesa... do hereby certify that... Daniel Blackman... personally known to me to be the person whose name... is... subscribed to the annexed deed, appeared before me this day in person, and acknowledged that... he... signed, sealed and delivered the said instrument of writing as... has... free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of September A. D. 1893. My commission expires Nov 9th 1891. W. S. Wallace Notary Public

Filed for Record the 13 day of Sept A. D. 1893 at 9:45 o'clock A.M. by... Recorder. Deputy.

Entered as a "Homestead" July 31st 1893 at 8:20 o'clock am. In presence of Edvin Olson, County Clerk

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