

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

one thousand eight hundred and eighty-eight between And Improvement The Grand Junction Town Company, of the County of Mesa and State of Colorado, of the first part, and Mrs. Mary J. Chermant of the County of Mesa 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

Ten 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 Mesa, and State of Colorado, to wit: Lot numbered 89 Plat 1. Division "A" in Hope Cemetery, in the City of the S. E. 1/4 of the N. E. 1/4 of the E. 1/4 of Sec. 10 T. 1 S. R. 11 E. of 24. 7m. in the Town of Grand Junction, as shown by the Grand Junction Town Company's Original Plat of said Town, on file in the office of the Recorder of the County of Mesa and State of Colorado. Said Lot 89 being 15 ft long

from east to west 20 ft wide from north to south the ten dollars paid being pledged by the party of the first part as part of an improvement fund for the laying out and improving said Hope Cemetery"

TOGETHER with all and singular the hereditaments and appurtenances therunto 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 THE GRAND JUNCTION TOWN COMPANY, party of the first part, for itself, its successors and assigns, 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 enacting and delivery of these presents it was 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, assessments and incumbrances of whatever kind or nature soever, except taxes and issues which may have accrued since the

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 caused these presents to be signed by its President, and its corporate seal to be hereto affixed the day and year first above written.

(Corporate Seal)

By George A. Crawford President

STATE OF COLORADO,) ss. MESA COUNTY OF MESA,

I, Thomas D. Crawford, Notary Public in and for said County, in the State aforesaid, do hereby certify that on this the 23 day of December 1888 before me personally appeared George A. Crawford who is personally known to me to be the President of THE GRAND JUNCTION TOWN COMPANY, and acknowledged the executing and delivering of the foregoing instrument of writing to be the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written. Thomas D. Crawford Notary Public

Filed for record the 13th day of January A. D. 1889, at 11 o'clock A. M.

J. A. Layton Recorder. Geo. M. Shestina Deputy