

190325

COMPARED

WARRANTY DEED

THIS DEED, Made this 14TH DAY OF JANUARY in the year of our Lord one thousand nine hundred and fifty-three between Abelino Valdez and Ben Valdez of the County of Huerfano and State of Colorado, of the first part, and the City of Walsenburg, a municipal corporation organized and existing under and by virtue of the laws of the 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 - - - - - to the said parties of the first part in hand paid by the said party 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 party of the second part, its successors and assigns forever, all the following described lots or parcels of land, situate, lying and being in the County of Huerfano and State of Colorado, to-wit:

The South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$ ) of Section Eighteen (18) and the North Half of the Northwest quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$ ) of Section Nineteen (19), all in Township Twenty-Eight (28), South of Range Sixty-six (66), west of the Sixth (6th) Principal Meridian, except as follows, to-wit:

- (1) That certain tract of land described in that certain Warranty Deed from Abelino Valdez and Ben Valdez to Frank Valdez, dated September 4, 1946, and recorded on February 3, 1947, in Book 207 at page 543 of the Huerfano County Records.
- (2) Any and all valid grants of rights of way, licenses, easements, reservations, and exceptions of record.

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 party of the second part, its successors and assigns forever. And the said parties of the first part, for themselves their heirs, executors, and administrators, do covenant, grant, bargain and agrees to and with the said party of the second part, its successors and assigns, that at the time of the ensealing 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 as 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, (No exceptions) and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, 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

DS \$3.30 CANCELLED 2-9-53 ECG

ABELINO VALDEZ (SEAL)

ABELINO VALDEZ

BEN VALDEZ (SEAL)  
BEN VALDEZ

STATE OF COLORADO )  
                          ) SS.  
COUNTY OF HUERFANO )

The foregoing instrument was acknowledged before me this 14th day of January, 1953, by Abelino Valdez

(SEAL) WITNESS my hand and official seal.  
My commission expires Jan 2, 1955

STAR CATWOOD  
NOTARY PUBLIC

STATE OF COLORADO

COUNTY OF ARAPAHOE

The foregoing instrument was acknowledged before me this 21st day of January, 1953 by Ben Valdez.

WITNESS my hand and official seal

My commission expires August 28, 1955.

JESSIE E. EMY (SEAL)

NOTARY PUBLIC

FILED FOR RECORD ON THE 9TH DAY OF FEBRUARY, 1953 AT 3:30 P.M.

DAMASO VIGIL, JR., RECORDER

HELEN PANUCCI, DEPUTY

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