Fled for record the 19th or June A. D. 1956 at 2: 45 clock P.M. Jeggy & Cally RECORDER
Remption No. 103840 . Br
This: Deed, Made this Ninth day of November." in the year of our Lord one
thousand nine hundred and fifty-one between
LUUISA BICNAZ sometimes known aslOUIZA BIONAZ or LUUISE BIONAZ
of the County of Pitkin and State of Colorado, of the first part, and
J. BURTON TUTTLE
of the County of Pitkin and State of Colorado, of the second part:
Witnesseth, That the said part y of the first part, for and in consideration of the sum of
to the said party of the first part in hand paid by the said part y. of the second part, the receipt whereof is hereby con-
fessed and acknowledged, ha S granted, bargained, sold and conveyed, and by these presents do CS grant, bargain, sell, convey and confirm unto the said part y of the second part, his heirs and assigns forever, all the following described let S or parcel S of land, situate, lying and being in the County of Pitkin and State of Colorado, to-wit:
Lots Seven (?), Eight (8), Ten (10) and Eleven in Section 21; Lot Two (2) in Section 22; Lots Four (4), Eight (8) and Ten (10) in Section 27; and Lots One (1), Two (2), Three (3) and Four (4) in Section 28, all in Township 8 South, Range 86 West of the Sixth Principal Meridian, said property being also described as Tracts Sixty-five (65), Sixty-six (66), Sixty-seven (67) and Sixty-eight (68), said Township and Range.
Together with any and all water and water rights, ditches and ditch rights belonging to said property and particularly, but without limitation upon the foregoing, all of the first party's interest in and to the atienne or H. N. arbaney Ditch, with Priority No. 209/AA and in and to the Alexis arbaney Ditch, with Priority No. 211C.
Excepting from the above and foregoing that part of Tract 68, Section 27, Tp. 8 S., R. 86 W. of the Skth Frincipal Neridian lying Southerly of the douring fork diver and Northerly of state Highway #82 and mast of the following described line: Seginning at a point on the Northerly line of State Highway #82 whence A.P. 6 of said Tract 68 bears \$.63°26' E. 655.8 ft.; thence N. 11°53' E. 166 feet to the Roaring Fork River, containing 3.10 acres more of less. Together With all and singular the hereditaments and appurtenances thereunto belonging, or in anywise apportaining, 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 Louiza Bionaz, and her part y of the first part, for herself/ heirs, executors
and administrators, do es covenant, grant, bargain and agree to and with the said part y of the second part, his helrs and assigns, that at the time of the ensealing and delivery of these presents she is well select 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 aforeasid, and that the same are free and clear from all former and other grants, bargains, sales, liens, takes a resonant and incumbrances of whatever kind or nature seever;
Res 1st po! 27.52
and the above bargained premises, in the quiet and peaceable possession of the said part y 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 part y of the first part shall and will Warrant and Forever Defend. In Witness Whereof, The said part y of the first part ha S hereunto set her hand and scal the day and year first above written.
Signed, Sealed and Delivered in Presence of Source Sionas Source
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STATE OF COLORADO,
88. CON. O. DOM
in and for said County, in the State aforesaid, do hereby certify that LOUISA BIONAZ, sometimus known as Louiza BIONAZ
who is personally known to me to be the person whose name is subscribed to the annexed Deed, appeared before no this day in person, and acknowledged that She slened, sealed and delivered the said instrument of writing as ifer free and voluntary act, for the uses and purposes therein set forth.
Given under my hand and official scal, this 9th day of November, A. D. 19 51.
My Commission expires February 27 , 19 55

Notary Public

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