

This Deed, Made this 27th day of July in the year of our Lord
one thousand nine hundred and fifty-six between

C. A. DUNCAN

of the County of Teller

and State of Colorado, of the first part,

and JAY JAMES KELLY

of the County of Teller

, 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 and other good and valuable consideration - - - - -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 lots or parcels of land,
situate, lying and being in the County of Teller, and State of Colorado, to-wit:

The Southwest quarter, and the Southwest quarter of the Northwest quarter of Section 26; the East half of the Northeast quarter, the Southeast quarter, the East half of the Southwest quarter, the Southwest quarter of the Southwest quarter of Section 27; the Northeast quarter of the Northwest quarter of Section 34; the Southeast quarter of the Southeast quarter of Section 26; the Northeast quarter, the Southeast quarter of the Northwest quarter of Section 34; the North half of Section 35; the West half of the Southeast quarter, the Northeast quarter of the Southeast quarter, and the Southwest quarter of the Northeast quarter of Section 26; the Northwest quarter of the Northwest quarter of Section 26; the North half of the Northeast quarter and the Southeast quarter of the Northeast quarter of Section 26; and the Southwest quarter of the Northwest quarter of Section 25; all in Township 12 South, Range 71 West, of the Sixth Principal Meridian, in Teller (formerly El Paso) County, Colorado, excepting rights-of-way, ditches, canals and water rights, and easements over, across or through said premises, if any such there be; and except the interest in oil, gas and minerals heretofore reserved, if any.

The party of the first part expressly reserves to himself, his heirs, executors, administrators and assigns, an undivided one half of grantor's present interest in all oil, gas, minerals and mineral ores of every sort and description in and under the surface of the above premises, together with full and free right to enter upon said premises and use so much of the surface thereof as might be necessary to drill and mine for and take away for use said gas, oil or other minerals or mineral ores thereon or thereunder (it being the intention of grantor to convey only one half of oil, gas and minerals which he actually owns at the present time).

(It being the intention of grantor to convey 1,520 acres, more or less.)



1701097

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

party of the first part, for himself and his heirs, executors and administrators, do es 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 ensealing and delivery of these presents he is 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; except 1956 taxes, due and payable in 1957, and subsequent taxes, which grantee assumes and agrees to pay;

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 has hereunto set his hand
 and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

[Signature] Seal
 _____ Seal
 _____ Seal
 _____ Seal

STATE OF COLORADO,

County of El Paso

} ss.

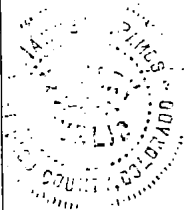
The foregoing instrument was

acknowledged before me this 27th day of July

19 56, by* C. A. Duncan

Witness my hand and official seal.

My commission expires February 17, 1960.



[Signature]
 Notary Public.

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

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one thousand nine hundred and fifty-six between

C. A. DUNCAN

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and JAY JAMES KELLY

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Witnesseth, That the said party of the first part, for and in consideration of the sum of
Ten Dollars and other good and valuable consideration - - - - -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 lots or parcels of land,
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party of the first part, for himself and his heirs, executors and administrators, do es 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 ensealing and delivery of these presents he is 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; except 1956 taxes, due and payable in 1957, and subsequent taxes, which grantee assumes and agrees to pay;

In Witness Whereof, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

C. H. Johnson (Scribble)

(5.17)

Send

Seat

Seal

STATE OF COLORADO,

County of El Paso

SS.

The foregoing instrument was

acknowledged before me this 27th day of July

19 56 , by* C. A. Duncan

Witness my hand and official seal.

My commission expires February 17, 1960.

1. Name of person

Notary Public.

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

