

No 1324

Deed

D. S. Sonnenberger,
and N. A. Coffeen & wife
Co.

Daniel L. Rader

Filed October 13th 1890. 9 A.M.

This Deed, made this Eighth day of August in the year
of our Lord One Thousand Eight Hundred and ninety,

Between D. S. Sonnenberger and N. A. Coffeen and Katie
N. Coffeen his wife parties of the first part, and Daniel L.
Rader party of the second part,

Witnesseth, That the said parties of the first part, in consideration of the covenants and
agreements hereinafter mentioned and the sum of One Hundred Dollars, to them in hand
paid by the said party of the second part, the receipt whereof is hereby confessed and acknowl-
edged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain,
sell and convey unto said party of the second part, and unto his heirs and assigns forever,
all the piece or parcel of land, situate, lying and being in the County of Sheridan, Territory
of Wyoming, and more particularly known and described as follows, to-wit:

Sets Seventeen (17) Eighteen (18) Nineteen (19) and Twenty (20) in Block Eight (8)
in the South Park Addition to the town of Sheridan, Wyoming, according to the corrected
plat thereof, now on file in the County Clerk's office,

To have and to hold the said above granted premises unto the said party of the
second part, his heirs and assigns forever, Together with the privileges, hereditaments
tenements and appurtenances thereto in anywise appertaining or belonging.

Provided, Always, Nevertheless, and it is hereby expressly understood and agreed
by and between the parties hereto, that the selling or dispensing of intoxicating liquors
as a beverage, or keeping of a house of prostitution or assignation, shall at all times be
strictly prohibited, and never allowed upon the premises hereby granted, or any part thereof,
and it is hereby and herein expressly reserved by the said parties of the first part, that in
case any of the above conditions concerning the selling of intoxicating liquors and houses
of prostitution are broken by the said party of the second part his heirs assigns or legal
representatives, then this deed shall become null and void and all the right, title and
interest of, in, and to the premises hereby conveyed shall revert to the said parties of
the first part, their heirs and assigns, and the said party of the second part accepting
this deed for himself his heirs, executors, administrators and assigns consent and agree
to the reservations and conditions aforesaid,

And the said parties of the first part for themselves, their heirs, executors and admin-
istrators do covenant and agree to and with the said party of the second part his heirs and
assigns, that at the executing and delivering of these presents they are well seized in the
said premises, in and of a good and indefeasible estate in fee simple,
And that they are free from all incumbrances whatsoever.

And that they have good and lawful right to sell and convey the same, And the
said parties of the first part will and their heirs, executors and administrators shall main-
tain and defend the same against all lawful claims and demands whatsoever,

And the said parties of the first part, for themselves, their heirs, executors and admin-
istrators do covenant and agree, to and with the said party of the second part, his heirs
and assigns, that he the said party of the second part shall and may lawfully at all

times hereafter, peaceably and quietly have, occupy, possess and enjoy, the said premises hereby granted or intended so to be, with the appurtenances, without the lawful hindrance or molestation of the parties of the first part, their heirs and assigns, or any other person or persons whatsoever, by or with his or their consent, privity or procurement, subject to the conditions herein before mentioned.

And the said Mattie N. Coffeen wife of the said A. N. Coffeen upon the consideration aforesaid, does hereby release and forever quit claim unto said party of the second part, his heirs and assigns, all her rights of dower and homestead in and to the above granted premises.

In Witness Whereof the said parties of the first part have hereunto set their hand and seal the day and year first above written.

Original, Sealed and Delivered in Presence of	D. J. Lennestberger	
J. Walter Wilson as to D. J. Lennestberger & A. N. Coffeen	A. N. Coffeen	
N. N. Robinson Jr. as to all parties signing	Mattie N. Coffeen	

State of Wyoming }
County of Sheridan } ss.

I N. N. Robinson Jr. a Notary Public in and for said County, in the State aforesaid, do hereby certify that D. J. Lennestberger, A. N. Coffeen and Mattie N. Coffeen personally known to me as the persons whose names are subscribed to the aforesaid deed, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument of writing as their free and voluntary act, for the uses and purposes therein set forth.

And I further certify that Mattie N. Coffeen wife of the said A. N. Coffeen was by me first examined separate and apart from her said husband in reference to the signing and acknowledging of such deed, the nature and effect of said deed being explained to her by me she being by me fully apprised of her right, and the effect of signing and acknowledging such deed, did sign the same while so separate and apart from her said husband, and did then acknowledge that she freely and voluntarily signed and acknowledged the same for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this eleventh day of August A.D. 1890

N. N. Robinson Jr.
Notary Public,
My term of office expires February 1st 1891.