

water rights thereto belonging.

In testimony whereof the said COFFEEN IMPROVEMENT COMPANY has caused this instrument to be signed by its President and countersigned by its Secretary, and the corporate seal of the Company to be hereunto affixed this 13th day of June, 1911.

Coffeen Improvement Company

By Henry A. Coffeen President

Countersigned:

By Lois Mabel Coffeen Secretary.

Witness signature of the President: 

H. E. Zullig

The State of Wyoming)

County of Sheridan) ss.

I, Herbert E. Zullig a Notary Public in and for said County, in the State aforesaid, do hereby certify that said Henry A. Coffeen, Pres^t. of Coffeen Improvement Company personally known to me to be the identical person described in the foregoing instrument, and whose name is subscribed thereto appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument of writing as his free and voluntary act and deed, and the voluntary act and deed of said Company.

My commission expires on the 8th day of February A.D. 1912.

Given under my hand and official seal, this 13th day of June A.D. 1911.

(Seal)

Herbert E. Zullig

Notary Public

CONTRACT
FOR PARTY WALL
Between

W. F. Brittain

and

John Jacobs.

Filed at 9:30 A.M.

Nov. 22, 1911.

No. 43200

CONTRACT FOR PARTY WALL.

KNOW ALL MEN BY THESE PRESENTS: that this contract made this 24th day of June, 1911, by and between John H. Jacobs of Sheridan County, Wyoming, party of the first part; and W. F. Brittain, of Johnson County, Wyoming, party of the second part:-

THAT IT IS ACKNOWLEDGED, UNDERSTOOD AND AGREED by and between the parties hereto that the said party of the first part, is the owner of Lot nine (9), Block eight (8), Grinnell Addition, to the town (now city) of Sheridan, Wyoming, and that the said party of

the second part is the owner of Lot seven (7), Block eight (8), Grinnell Addition to the town (now city) of Sheridan, Wyoming; and that a building is to be located and erected, mainly on Lot nine (9), belonging to and owned by the party of the first part; but that the east wall of said proposed building is the party wall, to be used in common by the party of the first part and the second part, with the full consent and knowledge of the parties hereto, and that said party of the second part, is to have a full and equal right to said wall on the date of completion of said building, said wall to be built on ground equally given by both parties.

The above agreement and contract is hereby based upon the condition that the said party of the second part, shall pay to the said John Jacobs, party of the first part, the sum equal to one half the cost of the above described wall.

Said payments to be made with the time when the said party of the second part, his heirs, assigns, or successors, shall locate and erect a building on said Lot seven (7), as above described, and the said party of the second part, does hereby pledge the said Lot seven (7), to the faithful performance of this contract.

Dated Sheridan, Wyoming, June 24th, 1911.

Witness:
C. P. Story

John H. Jacobs
W. F. Brittain

State of Wyoming,)

County of Sheridan) ss:

On the 24th day of June, A.D. 1911, personally appeared before me, C. P. Story, a Notary Public within and for said County and State, John H. Jacobs and William F. Brittain, who acknowledged that they signed the foregoing instrument as their voluntary act and deed, for the uses and purposes hereunto set forth.

Witness my hand official seal the day and year last above written.

C. P. Story

(Seal)

Notary Public.

My commission expires June 4th, 1914.

WARRANTY DEED

COPPEEN IMPROVEMENT CO.

(INC.)

to

Henry A. Coffeen

Filed at 11:30 A.M.

Nov. 22, 1911.

No. 43202

WARRANTY DEED.

COPPEEN IMPROVEMENT COMPANY, a corporation organized and existing under the laws of Wyoming, grantor, of Sheridan

County and State of Wyoming, for and in consideration of the sum of Sixty Thousand (\$60,000-00) Dollars in hand paid, receipt whereof is hereby acknowledged,

CONVEY AND WARRANT to Henry A. Coffeen grantee of Sheridan County and State of Wyoming, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by vir-

tue of the homestead and exemption laws of this state, to-wit:

Lots Seven (7) and Eight (8) in Block Eight (8), in the Original town of Sheridan, Wyoming, according to the official plat of the original town of Sheridan, Wyoming, now on file in the office of the County Clerk of said Sheridan County, together with all improvements thereon. Also the East half (E 1/2) and the North West Quarter (N W 1/4) and the North Half (N 1/2) of the South West quarter (SW 1/4) and the South West quarter of the South West quarter (SW 1/4) of Section Thirty-five (35), also the South East quarter (SE 1/4) of the South East quarter (SE 1/4) of Section Thirty Four (34) Also the South Half (S 1/2) of Section Twenty-Six (26); Also the North Half (N 1/2) of the South West quarter (SW 1/4) of section Twenty Five (25) all in Township Fifty Five (55), North Range Eighty Six (86) West of the Sixth (6th) Principal Meridian, containing 1040 acres of land, more or less also a tract of land described as follows, to-wit: Commencing at a point, the same being the North East corner of the South East quarter (SE 1/4) of the South West quarter (SW 1/4) of said Section Twenty-Five (25), thence South (So) 17 rods; thence East 5 rods; thence North 32 rods; thence West 5 rods; thence South 15 rods to place of beginning; thence West on the 40 acre line 24 rods; thence South 25 rods; thence East 24 rods; thence North 25 rods to place of beginning containing 4.9/10 acres.

Together with all improvements on all of said land and all water and water rights, ditches and ditch rights thereunto belonging and appertaining; more particularly all water and water rights, ditches and ditch rights acquired by the grantor, through, under and by virtue of the five following described deeds, to-wit: (reference being had thereto or to the record thereof) a deed from Dan Eggert and wife, grantors, to the Coffeen Improvement Company, dated May 20, 1905, and recorded in Book 0 of deeds on page 617 of the records of the County Clerk.