

# WARRANTY DEED.

## WARRANTY DEED.

Cornelius A. Grinnell  
2d Clara A. Grinnell  
 -TO-  
Emil E. Strutz

State OF WYOMING,  
 COUNTY OF SHERIDAN,

ss. This Deed was filed for record  
 at 10 o'clock A. M., August 25  
 1892, and duly recorded in Book B Deeds  
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Rich M. Trull Register.

This Deed, Made this twenty seventh day of July in the year of our Lord One Thousand Eight  
 Hundred and Ninety two, between Cornelius A. Grinnell 2d Clara A. Grinnell his  
wife of Sheridan County 2d State of Wyoming

part 100 of the first part, and Emil E. Strutz (supplement) of Sheridan County State of  
Wyoming

part 4 of the second part:  
 WITNESSETH, that the said part 100 of the first part, for and in consideration of the sum of Seven Hundred  
Dollars, to them in hand paid, by the said part 4 of the

second part, the receipt whereof  
 is hereby confessed and acknowledged, has granted, bargained, sold, conveyed, and by these  
 presents do grant, bargain, sell convey unto the said part 4 of the second part, his heirs  
 and assigns forever, all that piece or parcel of land, situate, lying and being in the county of Sheridan  
 and State of Wyoming, and more particularly known and described as follows, to-wit:

Lot Thirteen (13) Block Two (2) as laid down & numbered  
on the official plat of the Town of Sheridan, County of Sheridan 2d  
State of Wyoming, which plat is of record at the office of the County Clerk  
of Sheridan County 2d State of Wyoming

TO HAVE AND TO HOLD the said above described premises unto the said part 4 of the second part,  
his heirs and assigns FOREVER. Together with the privileges, hereditaments of and appurtenances  
 thereunto in any wise appertaining or belonging.

AND the said part 100 of the first part, for themselves, their heirs, executors, and administrators, do  
 covenant and agree, to and with the said part 4 of the second part, his heirs and assigns, that at the encoding and delivery of  
 these presents they are well seized in the said premises, in and of a good and indefensible estate, in fee simple.  
 And that they are free from all incumbrances whatsoever.

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And that they has it good and lawful right to sell and convey the same. And the said part in of the first part will and their heirs, executors and administrators shall WARRANT AND DEFEND the same against all lawful claims and demands whatsoever.

And the said part in of the first part, for themselves their heirs, executors and administrators, do covenant and agree to and with the said part y of the second part his heirs and assigns, that he the said part y 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 part in of the first part, their heirs or assigns, or of any other person or persons whatsoever by or with his or their consent, privity or procurement.

And the said Clara S Grinnell wife of the said Cornelius A Grinnell upon the consideration aforesaid, do hereby release and forever quit-claim unto said part y 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 part in of the first part has hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

H. C. Alger

Cornelius A Grinnell [SEAL.]

Clara S Grinnell [SEAL.]

\_\_\_\_\_ [SEAL.]

\_\_\_\_\_ [SEAL.]

State OF WYOMING, )  
COUNTY OF SHERIDAN, )

I, \_\_\_\_\_

H. C. Alger

Notary Public

in and for said County, in the State aforesaid, do hereby certify that said

Cornelius A Grinnell and Clara S Grinnell his wife

personally known to me as the person of whose name are subscribed to the annexed 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 said Clara S Grinnell wife of the said Cornelius A Grinnell

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, and that she being by me fully apprised of her right, and of 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

Given under my hand I Notarial seal, this

Twenty seventh day of July A. D. 189 2

H. C. Alger

Notary Public



My commission expires May 16 - 1894