

# WARRANTY DEED.

WARRANTY DEED.

Emil O. Stutz

TO  
Myra Frankl and  
John L. Larmer

State OF WYOMING,  
COUNTY OF SHERIDAN,

as. This Deed was filed for record  
at 7<sup>10</sup> o'clock P. M. August 25  
1892, and duly recorded in Book B. Deeds  
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Rich M. Gail Register.

This Deed, Made this Twenty Fifth day of August in the year of our Lord One Thousand Eight  
Hundred and Ninety two, between Emil O. Stutz singleman of the County of Sheridan  
State of Wyoming

part 1/4 of the first part, and Myra Frankl of the County of Weston 3/4 John L. Larmer of  
the County of Sheridan both of the State of Wyoming

part 1/16 of the second part:  
WITNESSETH, that the said part 1/4 of the first part, for and in consideration of the sum of  
Twenty Hundred DOLLARS, to him in hand paid, by the said part 1/16 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, and convey unto the said part 1/16 of the second part, them, 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) in Block Two as laid down and numbered  
on the official plat of the Town of Sheridan, County of Sheridan, State  
of Wyoming, which plat is of record in the Office of the County Clerk and  
Ex Officio Register of Deeds at Sheridan County & State of Wyoming

TO HAVE AND TO HOLD the said above described premises unto the said part 1/16 of the second part,  
them heirs and assigns FOREVER. Together with the privileges, hereditaments and appurtenances  
thereunto in any wise appertaining or belonging.

And the said part 1/4 of the first part, for himself his heirs, executors, and administrators, doth  
covenant and agree, to and with the said part 1/16 of the second part, their heirs and assigns, that at the enrolling and delivery of  
these presents he is 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.

## WARRANTY DEED.

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

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

And the said wife of the said upon the consideration aforesaid, do hereby release and forever quit-claim unto said part of the second part, heirs and assigns, all her right of dower and homestead in and to the above granted premises.

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

H.C. Alger

Emile O. Strutz [SEAL.]

[SEAL.]

[SEAL.]

[SEAL.]

State of WYOMING,  
COUNTY OF SHERRIDAN,

I, H.C. Alger a Notary Public in and for said County, in the State aforesaid, do hereby certify that said

Emile O. Strutz

personally known to me as the person whose name is subscribed to the annexed deed appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act, for the uses and purposes therein set forth.

And I further certify that said wife of the said was by me first examined separate and apart from her said husband in reference to the signing and acknowledging of such, the nature and effect of said 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 forth.

Given under my hand & Notarial seal, this Twenty Fifth day of August A. D. 1892

H.C. Alger

Notary Public

My Commission expires May 16 1894

