

196 No. 8406

## WARRANTY DEED.

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*Alf Dufynderfer*  
and *Wife*  
*Bank of Commerce*

State of Wyoming, ss.

COUNTY OF SHERIDAN.

This *Deed* was filed  
for Record at *1 30* o'clock *P. M.* *March 14* 189*5*.  
and is duly recorded in Book *196* page *196*

*E. M. Scott*

Register.

This Deed, Made this *20<sup>th</sup>* day of *February* in the year of our Lord One  
Thousand Eight Hundred and Ninety-*four* between *Alf Dufynderfer and*  
*Abbie his wife*

part *1st* of the first part, and *The Bank of Commerce of Sheridan Wyoming*  
a corporation duly organized and existing under the laws of Wyoming  
part *2d* of the second part, WITNESSETH, That the said part *1st* of the first part, for and in consideration of the  
sum of *Seven Hundred* DOLLARS, to *them* in hand paid  
by the said part *2d* of the second part,

the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold ~~and~~ conveyed  
and by these presents do grant, bargain, sell ~~and~~ convey unto  
said part *2d* of the second part, *its* heirs and assigns, forever, all ~~that~~ *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:

*They South Twenty Seven (27) feet of lot numbered*  
*thirty (13) in Block numbered two (2) as*  
*marked and numbered on the Map of the Original Town*  
*of Sheridan Sheridan County Wyoming as the same is now*  
*on file in the County Clerks office at Sheridan Wyoming*

TO HAVE AND TO HOLD the said ~~above described~~ premises unto the said part *2d* of the  
second part, *its* heirs and assigns, forever, together with the privileges, hereditaments  
and appurtenances thereunto in anywise appertaining or belonging.

And the said part *1st* of the first part, for themselves *their* heirs, executors and administrators, do  
covenant and agree to and with the said part *2d* of the second part, *its* heirs and assigns, that at the ensealing  
and delivery 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

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# WARRANTY DEED.

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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, WARRANT 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 administrators, do covenant and agree to and with the said party of the second part, its successors heirs and assigns, that 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 to be, with the appurtenances, without the lawful hindrance or molestation of the parties 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 Abbie Diefenderfer wife of the said Alf Diefenderfer upon the consideration aforesaid, do hereby release and forever quitclaim unto said party of the second part, its successors 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 hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of

R. H. Stour

Alf Diefenderfer  
Abbie Diefenderfer

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STATE OF WYOMING, }  
COUNTY OF SHERIDAN, } ss.

Notary Public

I, R. H. Stour

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that said

Alf Diefenderfer and Abbie his wife

personally known to me as the persons whose name is subscribed to the annexed instrument, 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 the said Abbie Diefenderfer wife of the said Alf Diefenderfer 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 forth.

GIVEN under my hand and official seal, this 20<sup>th</sup> day of February A. D. 1896

R. H. Stour  
Notary Public

My Commission expires January 23<sup>rd</sup> 1896