

DEED RECORD,

Publics Area, Co., Printer and Binders, Sioux City, Iowa.

WARRANTY DEED.

Theodore Bachmann
and *Attilie Bachmann*
TO
G. B. Masters

STATE OF WYOMING,

COUNTY OF SHERIDAN.

THIS instrument

was filed for Record at 3:00 o'clock P.M., Oct 17th 1902, and duly recorded in Book "M," page 57

No. 18338

J. D. Gillespie

Register.

This Deed, Made this 17th day of October in the year of our Lord One Thousand Nine Hundred and Two (1902), between Theodore Bachmann and Attilie Bachmann husband and wife part 1st of the first part, and G. B. Masters

part 2d of the second part, WITNESSETH, That the said part 1st of the first part, for and in consideration of the sum of (\$100.00) One 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, and unto 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:

Beginning at the southeast corner of the north east quarter of the South east quarter (NE 1/4 SE 1/4) of section Fourteen (14) in Township Fifty Seven (57) North of Range Eighty five (85) West of 6th P.M. thence running west along subdivision line to the south west corner of said north east quarter of South east quarter (NE 1/4 SE 1/4) of section Fourteen (14), thence north along subdivision line two hundred and five (205) feet more or less, to a point where said subdivision line crosses the south line of the county road, thence southeasterly along the said south line of said county road to a point where said south line of said county road intersects the eastern boundary line of said section Fourteen (14), thence South along said section line Twenty seven (27) feet more or less to place of beginning. Containing three acres more or less, and being a part of said north east quarter of the South east quarter (NE 1/4 SE 1/4) of said section Fourteen (14)

TO HAVE AND TO HOLD the said above described premises unto the said part 2d of the second part his 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 his heirs and assigns, that at the enrolling 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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And that they have good and lawful right to sell and convey the same. And the said part les 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 les of the first part, for themselves, their heirs, executors, and administrators, do covenant and agree to and with the said part of of the second part, his heirs and assigns, that he the said part of of the second part shall and may lawfully, at all times hereafter, peacefully 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 les 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 Ottilie Bachmann wife of the said Theodore Bachmann upon the consideration aforesaid, do hereby release and forever quitclaim unto said part of 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 les 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.W. Sumption

Theodore Bachmann (Seal.)

Ottilie Bachmann (Seal.)

(Seal.)

(Seal.)

STATE OF WYOMING, County of Sheridan, ss.

I, H.W. Sumption, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the said Theodore Bachmann and Ottilie Bachmann

personally known to me as the person whose name are subscribed to the instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument of writing as their free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of Homestead.

AND I FURTHER CERTIFY that Ottilie Bachmann wife of the said Theodore Bachmann 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 including the release and waiver of the right of Homestead.

GIVEN under my hand and Notary Seal seal, this 17th day of October A. D. 1902

H.W. Sumption

H.W. Sumption

Notary Public

My commission expires on the 25th day of Sept A.D. 1903