

No 97019

# This Deed,

Made this 17<sup>th</sup> day of March 1919 in the year of our Lord,

between Etta D. Wickerson of the county of Pueblo, and State of Colorado, of the first part, and J. Euclid Miles of the County of Pueblo and State of Colorado, of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar and other valuable considerations to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, and also for the further consideration of the agreement between the parties hereto for themselves, their heirs, executors, administrators and assigns, that intoxicating liquors shall never be manufactured, sold, or otherwise disposed of as a beverage in any place of public resort in or upon the premises hereby granted, or any part thereof, and it is herein and hereby expressly reserved by said party of the first part that in case any of the above conditions concerning intoxicating liquors are broken by said party of the second part, his assigns or legal representatives, then this deed shall become null and void, and all right, title and interest of, in and to the premises hereby conveyed shall revert to the said party of the first part, her assigns or legal representatives; and the said party of the second part, by accepting this deed for himself, his heirs, executors, administrators and assigns, consent and agree to the reservations and conditions aforesaid; has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part her heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Pueblo, and State of Colorado, to-wit :

Lots numbered forty one (41) and forty two (42) in Block numbered five (5) in the Lakewood Subdivision being a portion of block thirty six (36) Uplands Park according to the recorded plat of said Lakewood Subdivision as the same was filed with the clerk and recorder of Pueblo County aforesaid on the 24<sup>th</sup> day of July 1889 being in the former town of Bessemer now a part of the city of Pueblo.

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Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances.

**To Have and to Hold** the said premises above bargained and described, with the appurtenances unto the said part - of the second party her heirs and assigns forever. And the said Etta D. Wickerson part - of the first part, for herself her heirs, executors and administrators do- covenant, grant, bargain and agree, to and with the party of the second part his heirs and assigns, that at the time of the sealing and delivery of these presents she was well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance in law in fee simple, and has good right, full power and authority to grant, bargain, sell and convey the same, in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature so ever (except as hereinafter specified,) except 2nd half taxes 1899.

and the above bargained premises in the quiet and peaceable possession of the said party of the second part his heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

In Witness Whereof, The said party of the first part has hereunto set her hand and seal the day and year above written.

[SEAL]