WARRANTY DEED.

TO

Jonathan Bowmar

STATE OF COLORADO, ss.
COUNTY OF
I hereby certify that this instrument was filed for record in my office at 9 o'clock a.m. October 3, 1890 and is duly recorded in book 232 page 13.

By

John Allan
Silver Plume

Fees, $1.75
This Deed, Made this 13th day of April, in the year of our Lord one thousand eight hundred and Eighty Nine, between

William Davidson
of the County of Arapahoe, and State of Colorado, of the first part, and

Jonathan Brown
of the County of Clear Creek, and State of Colorado, of the second part;

Witneseeth, That the said part 4 of the first part, for and in consideration of the sum of

One Dollar

to the said part 4 of the first part in hand paid by the said part 4 of the second part, the receipt whereof is hereby confessed and acknowledged, has... granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm unto the said part 4 of the second part, said heirs and assigns forever, all the following described tract or parcel of land, situated, lying and being in the County of Clear Creek, and State of Colorado, to-wit:

The Undivided Two-Thirds (2/3) of Fifteen Hundred Acres, but of the Island Central Lode, the same being Merced Entry Number Ten Hundred and Sixty Three (1063) according to the United States patent thereof,

Situate lying and being in Downsville, Mining District, County and State aforesaid

Together with all and singular the hereditaments and appurtenances thereunto belonging; or in anywise appertaining, and the recission and reversions, remainder and revidmates, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said part 4 of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

We have and do Hold the said premises above bargained and described, with the appurtenances unto the said part 4 of the second part, his heirs and assigns forever, and the said...

William Davidson

executor and administrators, doth... grant, bargain and agree to and with the said part 4 of the second part,

his heirs and assigns, that at the time of the ensailing and delivery of these presents heirs... 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 lawful 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 soever,

and the above bargained premises in the quiet and peaceable possession of the said part 4 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 part 4 of the first part shall and will Warrant and FOREVER DEFEND.

In Witness Whereof, the said part 4 of the first part has hereunto set his hand and seal the day and year first above written.

William Davidson

Dated and Delivered to Prewit of:

D. J. Ball
STATE OF COLORADO,

County of Clear Creek

I, David J. Ball, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that

William Davidson

who is personally known to me to be the person whose name is subscribed to the foregoing 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.

Given under my hand and Notarial seal, this 15th day of April, A.D. 1887.

David J. Ball
Notary Public

[Seal]

Expiration: April 20, 1890

[Stamp]