

Filed for record the 19th day of June, A. D. 1956, at 2:45 P. M. *Peggy E. Calk* RECORDER
Reception No. 103840 By _____ DEPUTY.

This Deed, Made this Ninth day of November in the year of our Lord one thousand nine hundred and fifty-one between

LOUISA BIONAZ sometimes known as LOUIZA BIONAZ or LOUISE BIONAZ
of the County of Pitkin and State of Colorado, of the first part, and
J. BURTON TUTTLE
of the County of Pitkin 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 Ten Dollars and other good and valuable considerations ----- Dollars,

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, has granted, bargained, sold and conveyed, and by these presents do us grant, bargain, sell, convey and confirm unto the said party of the second part, his heirs and assigns forever, all the following described lot 5 or parcel 5 of land, situate, lying and being in the County of Pitkin and State of Colorado, to-wit:

Lots Seven (7), eight (8), Ten (10) and Eleven in Section 21; Lot Two (2) in Section 22; Lots Four (4), eight (8) and Ten (10) in Section 27; and Lots One (1), Two (2), Three (3) and Four (4) in Section 28, all in Township 8 South, Range 86 West of the Sixth Principal Meridian, said property being also described as Tracts Sixty-five (65), Sixty-six (66), Sixty-seven (67) and Sixty-eight (68), said Township and Range.

Together with any and all water and water rights, ditches and ditch rights belonging to said property and particularly, but without limitation upon the foregoing, all of the first party's interest in and to the Steiennu or H. N. Arbaney Ditch, with Priority No. 209/AA and in and to the Alexis Arbaney Ditch, with Priority No. 211C.

Excepting from the above and foregoing that part of Tract 68, Section 27, Tp. 8 S., R. 86 W. of the Sixth Principal Meridian lying southerly of the Roaring Fork River and northerly of State Highway #82 and east of the following described line: Beginning at a point on the northerly line of State Highway #82 whence A.P. 6 of said Tract 68 bears S. 63° 26' E. 655.8 ft.; thence N. 31° 53' E. 146 feet to the Roaring Fork River, containing 3.10 acres more or less.

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 party of the second part, his heirs and assigns forever. And the said Louiza Bionaz, and her part y of the first part, for herself/ heirs, executors and administrators, do us covenant, grant, bargain and agree to and with the said party of the second part, his heirs and assigns, that at the time of the enrolling and delivery of these presents she is 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;

Res. App. 47.50



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 first above written.

Signed, Sealed and Delivered in Presence of

Louisa Bionaz Seal
Sometimes known as Seal
Louisa Bionaz Seal
Louise Bionaz Seal

STATE OF COLORADO, } ss. I, EDNA GERBAZ, a Notary Public
County of Garfield }
in and for said County, in the State aforesaid, do hereby certify that LOUISA BIONAZ, sometimes known as LOUIZA BIONAZ or LOUISE BIONAZ who is personally known to me to be the person whose name is subscribed to the annexed Deed, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument of writing as her free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and official seal, this 9th day of November, A. D. 19 51.

My Commission expires February 27, 19 55.

Edna Gerbaz
Notary Public

This Deed, Made this 31st day of March in the year of our Lord one thousand nine hundred and seventeen between Emery D. Arboney

of the County of Eagle and State of Colorado, of the first part, and Alex Bionez and his wife Louiza Bionez

of the County of Pitkin and State of Colorado, of the second part:

WITNESSETH, That the said part y... of the first part, for and in consideration of the sum of Ten Thousand Dollars, to the said part y... of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said part of the second part, their heirs and assigns, forever, all the following described lot or parcels of land, situate, lying and being in the County of Pitkin and State of Colorado, to-wit: Lots Seven (7), Eight (8), Ten (10) and Eleven (11) in Section Twenty-one (21); Lot Two (2) in Section Twenty-two (22); Lots Four (4), Eight (8) and Ten (10) in Section Twenty-seven (27) and Lots One (1), Two (2), Three (3) and Four (4) in Section Twenty-eight (28) all in Township Eight (8) South, of Range 86 West of the 6th, Principal Meridian; together with all the right title and interest of the said grantor in and to Etienne or H. N. Arboney Ditch and the Alexis Arboney Ditch with Priority Rights No. 209 AAA and No. 211 C; Also in and to a ditch taking water from the Roaring Fork River with the right to take water therefrom; and also all other ditches and water rights used in and upon the said lands.

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 part y... 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 parties of the second part, their heirs and assigns forever. And the said Emery D. Arboney party of the first part, for himself, his heirs, executors and administrators, does covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the enrolling and delivery of these presents, he is 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 and nature soever;

and the above bargained premises, in quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part of the first part shall and will Warrant and Forever Defend.

IN WITNESS WHEREOF, the said part y... of the first part has hereunto set his hand and seal the day and year above written.

Signed, Sealed and Delivered in Presence of Emery D. Arboney [SEAL]

STATE OF COLORADO, ss. I, Harold W. Clark, a Notary Public County of Pitkin in and for said County, in the State aforesaid, do hereby certify that Emery D. Arboney who is who personally known to me to be 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. Given under my hand and notarial seal, this 17th day of April A. D. 1917 My commission expires Feb. 16th, 1919. Harold W. Clark Notary Public.



Filed for record the 17th day of April A. D. 1917, at 2:16 o'clock P.M. Mary E. Mellor Recorder. By Edna E. Cole Deputy.