

4 W.

No 16930

ARMSTRONG SINGLE DEED.

This Deed, Made this 5th day of May in the year of our Lord one thousand eight hundred and ninety-six between Herman Mounier and Eliza A Mounier his wife

of Union Precinct, Salt Lake County, State of Utah part six of the first part and of the same place Andrew B Anderson party of the second part,

WITNESSETH, that the party of the first part for and in consideration of the sum of Two hundred and eighty (\$280.00) Dollars lawful money, to them in hand paid by the party of the second part, by these presents do grant, bargain, sell, release convey and confirm unto the party of the second part his heirs and assigns forever, the following described piece or parcel of land, situated in Salt Lake County of State Territory of Utah, to-wit:

beginning at the South East corner of Lot one (1) in Section five (5) in Township three (3) South of Range one (1) East Salt Lake Meridian and running thence South forty (40) rods, thence West eighty (80) rods, thence South forty (40) rods, thence East eight (8) rods to the place of beginning Subject to right of way for water ditch along the East line of above land. Also granting to second party a R. of way over the West one rod of the South half of above described Lot one (1) for a wagon road

TOGETHER with all the tenements, hereditaments, privileges and appurtenances thereunto belonging, or therewith used and enjoyed, and all legal, equitable or homestead rights of the part six of the first part, in or to said premises.

TO HAVE AND TO HOLD the same unto the party of the second part his heirs and assigns forever.

And the said party six of the first part, for themselves and their heirs, hereby covenant with the party of the second part, his heirs and assigns, that they are lawfully seized of said premises in fee-simple, free from liens and encumbrances in every kind and that they have full power to sell and convey the same in manner and form aforesaid, and the legal title to said premises, and the quiet and peaceable possession thereof, against all lawful claims whatsoever unto the said party of the second part, his heirs and assigns, they will WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the party six of the first part have hereunto set their hands and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

A. B. Sadler [Seal] Herman Mounier [Seal] Eliza A Mounier [Seal]

State of Utah } ss. County of Salt Lake

On this 5th day of May A. D. one thousand eight hundred and ninety-six, personally appeared before me, A. B. Sadler a Notary Public in and for said County, Herman Mounier and Eliza A Mounier his wife, personally known to me to be the person described in, and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, the day and year in this certificate above written.

My commission expires Jan 14-97 A. B. Sadler Notary Public.

Recorded October 19 1896, at 2-07 o'clock P. M.

Handwritten mark