

Order No.  
Escrow No. \_\_\_\_\_  
Loan No. \_\_\_\_\_  
WHEN RECORDED MAIL TO GRANTEE:  
Landway Settlement Services  
27271 Las Ramblas  
Mission Viejo, CA 92691

1964318  
APN:

WARRANTY DEED

D.F. 72.00

10/29/10  
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Cartus Financial Corporation A CORPORATION ORGANIZED UNDER THE LAWS OF STATE OF DELAWARE DOES HEREBY GRANT TO:  
Rex A. Brown & Rhonda J. Brown JT of 4529 West Hwy 24 Florissant, CO 80816  
WITNESSETH That the grantor for and in consideration of the sum of \$ 720,000 DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell convey and confirm unto the grantee his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Teller and State of Colorado described as follows:

SEE ATTACHED

Also known by street and numbers as, 4529 WEST HWY 24, FLORISSANT, CO 80816

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rent, issues and profits thereof and all the estate, right, title interest, claim and demand whatsoever of the grantor, 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 grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the sealing and delivery of these presents, he is well seized of the premises above conveyed, has 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 as aforesaid, and that the same are free from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature so ever, except for taxes for the current year, a lien but not yet due or payable, easements, restrictions, reservations, covenants and rights-of-way of record, if any.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Dated: 10-14-10

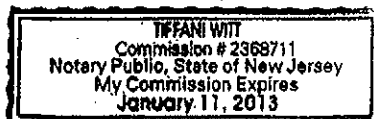
Hassan Matthews  
Cartus Financial Corporation, By Hassan Matthews, as authorized signor for Landway Settlement Services, as attorney-in-fact for Cartus Financial Corporation.  
STATE OF NEW JERSEY  
COUNTY OF Burlington SS.

On October 14, 2010 before me, Tiffani Witt, a notary public, personally appeared, Hassan Matthews, on behalf of Cartus Financial Corporation as authorized signor for Landway Settlement Services, as attorney-in-fact for Cartus Financial Corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

My Commission Expires:



GUARDIAN TITLE

FILE # 7210-

95787

09/28/2010 12:37:31 PM

Commitment No.: 510-F0359176-310-WP

## Attached Legal Description

A parcel of land located in a portion of Section 6, Township 13 South, Range 70 West, of the Sixth Principal Meridian, Teller County, State of Colorado, more particularly described as follows:

Beginning at the Southwest Corner of the Southeast Quarter of the Northwest Quarter; thence N 01° 19' 51" E, coincident with the West line of the Southeast Quarter of the Northwest Quarter, a distance of 233.35 feet; thence N 74° 13' 10" E, a distance of 1570.96 feet; thence N 82° 11' 45" E along the general course of the existing shared driveway, a distance of 684.14 feet, to a point on the Westerly Right of Way line of Signal Rock Road, as described in Reception Number 271532 recorded January 10, 1979 in the Offices of the Teller county Clerk and Recorder, said point being the center of the existing shared driveway; thence S 15° 53' 38" E along the Westerly ROW line of said Signal Rock Road, a distance of 181.47 feet; thence on a curve to the right have a central angle of 13° 18' 08", an arc length of 112.49 feet and a radius of 484.52 feet, thence S 02° 36' 51" E along the said Westerly ROW line, a distance of 527.14 feet; thence on a curve to the right having a central angle of 44° 41' 30", an arc length of 43.01 feet and a radius of 55.14 feet; thence S 42° 06' 05" W along the Westerly ROW line of Signal Rock Road, a distance of 435.45 feet; thence on a curve to the right having a central angle of 38° 23' 54", an arc length of 28.00 feet and a radius of 41.78 feet; thence S 80° 31' 18" W a distance of 86.14 feet; thence S 59° 44' 35" W along the Westerly ROW line of said Signal Rock Road, a s/i/distance of 60.89 feet to a point on the Northerly Right of Way line of US Highway 24; thence N 57° 37' 04" W coincident with the Northerly ROW line of US Highway 24, a distance of 75.31 feet; thence on a curve to the left having a central angle of 33° 48' 57", an arc length of 458.17 feet and a radius of 776.30 feet to a point of the Westerly line of said Southeast Quarter of Section 6; thence N 02° 14' 31" E, coincident with the Westerly line of said Southeast Quarter, a distance of 305.12 feet to the Center Quarter Corner of said Section 6; thence N 89° 55' 59" W, coincident with the South line of the Southeast Quarter of the Northwest Quarter, a distance of 1319.58 feet to the point of beginning,

Together with a non-exclusive easement for ingress and egress as described in instrument recorded July 13, 2006 under Reception No. 595707,

County of Teller,  
State of Colorado.