

WARRANTY DEED**THIS DEED**, Made this 20th day of March, 2015 between**Carl A. Brill and Janet K. Brill**

of the County of Teller and State of COLORADO, grantor, and

Isaac Hainline and Tabatha Burekholter

whose legal address is 4411 US Highway 24, Florissant, CO 80816

of the County of Teller, State of Colorado, grantees:

WITNESS, That the grantor, for and in consideration of the sum of One Hundred Eighty-Seven Thousand Dollars and No/100's (\$187,000.00), 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 grantees, their heirs and assigns forever, not in tenancy in common but in **joint tenancy**, 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 Exhibit A attached hereto and made a part hereof.

Doc Fee
\$ 18.70

also known by street and number as 4411 US Highway 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, rents, 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 grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling 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 and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected into the Title Documents accepted by Buyer in accordance with section 8.1 "Title Review", of the contract dated February 18, 2015, between the parties.

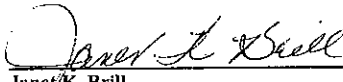
The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

SELLERS:

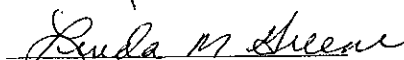

Carl A. Brill


Janet K. Brill

STATE OF COLORADO
COUNTY OF Teller

} ss:

The foregoing instrument was acknowledged before me this 20th day of March, 2015 by Carl A. Brill and Janet K. Brill.


Notary Public

Witness my hand and official seal.

My Commission expires:

LINDA M. GREENE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034000734
MY COMMISSION EXPIRES JANUARY 22, 2019



Exhibit A

That portion of the Southwest quarter of Section 6, Township 13 South, Range 70 West of the 6th P.M., lying North of and adjacent to the Highway Right of Way as described in Right of Way to the County of Teller, recorded in Book 161, Page 481, under Reception No. 137042, County of Teller, State of Colorado.

Also described as:

A tract of land located in the Northeast quarter (NE $\frac{1}{4}$) Southwest quarter (SW $\frac{1}{4}$), Section 6, Township 13 South, Range 70 West of the 6th P.M., Teller County, Colorado, being more particularly described as follows:

Beginning at the Northeast corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence S 3°55'34" W along the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 304.90 feet to a point on the Northerly right-of-way line of U.S. Highway 24; thence angle right 86°25'48" to the tangent of a curve to the left; thence Southwesterly, Westerly and Northwesterly along said Northerly right-of-way line the following Nine (9) courses: 1) Thence along said curve to the left which curve has a central angle of 14°57'45" a radius of 776.30 feet and an arc length of 202.73 feet; 2) Thence S 75°23'37" W on the tangent of the aforementioned curve a distance of 182.00 feet; 3) Thence N 14°36'23" W a distance of 10.00 feet; 4) Thence angle left 90°00'00" to the tangent of a curve to the right; 5) Thence along said curve to the right which curve has a central angle of 11°08'07" a radius of 885.00 feet and an arc length of 172.00 feet; 6) Thence S 3°28'16" E a distance of 10.00 feet; 7) Thence angle right 90°00'00" to the tangent of a curve to the right; 8) Thence along said curve to the right which curve has a central angle of 32°49'53" a radius of 895.00 feet and an arc length of 512.85 feet; 9) Thence N 60°38'23" W on the tangent of the aforementioned curve a distance of 308.96 feet to a point on the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence N 3°47'21" E along said West line a distance of 183.33 feet to the Northwest corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence S 88°02'03" E along the North line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 1320.00 feet to the true point of beginning,

County of Teller,
State of Colorado.