

TELLER CO. COLO #328171 11/29/84 1:00
358 202 SHIRLEY A BEACH, RECORDER

No. 328171

BOOK 358 PAGE 202

STATE DOCUMENTARY FEE

11-29-84

No Fee

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That Richard L. Smith

of the County of Teller and State of Colorado for the
consideration of Ten dollars and other good and valuable consideration
(\$ 10.00) dollars in hand paid hereby sell and convey to Betty A. Smith

whose legal address is (including road or street address if applicable)

363 Highview Court, HCR 1171 H. Woodland Park, Colorado 80863

"Injoint Tenancy" of the County of Teller and State of Colorado
the following Real Property situated in the County of Teller
and State of Colorado, to wit:

FOR DESCRIPTION SEE SCHEDULE A (consisting of 3 pages) ATTACHED
HEREIN AND MADE A PART HEREOF.

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SCHEDULE A

A tract of land located in the Southwest one-quarter (SW $\frac{1}{4}$)
Section 6, Township 13 South (T13S), Range 70 West (R70W) of
the Sixth Principal Meridian (6th P.M.), County of Teller,
State of Colorado, described as follows:

Commencing at the Southwest corner of said Section 6, thence
Northerly along the Westerly line of said SW $\frac{1}{4}$ a distance of
685.23 feet, thence angle right 99° 16' 15" along a line
parallel to the Southerly line of said SW $\frac{1}{4}$ a distance of 610.70
feet, thence angle right 51° 50' 46" a distance of 30.00 feet,
thence angle left 90° 00' 00" to the tangent of a curve to the
left, thence along said curve having a radius of 100.00 feet,
a central angle of 41° 43' 50", an arc length of 72.83 feet to
a point of tangent, thence along said tangent a distance of
159.24 feet to a point of curve of a curve to the right, thence
along said curve having a radius of 170.00 feet, a central
angle of 38° 03' 40", an arc length of 112.93 feet to a point
of tangent, thence along said tangent a distance of 66.45 feet
to a point of curve of a curve to the right, thence along said
curve having a radius of 208.67 feet, a central angle of
83° 51' 40", an arc length of 305.42 feet to a point of tangent,
thence along said tangent a distance of 97.31 feet to a point
of curve of a curve to the left, thence along said curve having
a radius of 100.00 feet, a central angle of 55° 58' 15", an arc
length of 97.69 feet to a point of tangent, thence along said
tangent a distance of 244.27 feet to a point of curve of a
curve to the left, said point of curve being the true point
of beginning, thence along said curve having a radius of 100.00
feet, a central angle of 64° 00' 20", an arc length of 111.71
feet to a point of reverse curve, thence along a curve to the
right having a radius of 58.12 feet, a central angle of 117°
10' 15", an arc length of 118.85 feet to a point of reverse
curve, thence along a curve to the left having a radius of
151.28 feet, a central angle of 40° 43' 00", an arc length of
107.50 feet to a point of tangent, thence along said tangent a
distance of 69.30 feet to a point of curve of a curve to the
right, thence along said curve having a radius of 170.00 feet,
a central angle of 43° 43' 10", an arc length of 129.72 feet to
a point of tangent, thence along said tangent a distance of
122.07 feet to a point of curve of a curve to the left, thence
along said curve having a radius of 300.00 feet, a central angle
of 22° 26' 40", an arc length of 117.52 feet to a point of
tangent, thence along said tangent a distance of 75.45 feet to
a point of curve of a curve to the left, thence along said curve
having a radius of 150.00 feet, a central angle of 43° 13' 20",
an arc length of 113.16 feet to a point of tangent, thence along
said tangent a distance of 62.31 feet, thence angle left 94° 09'
00" a distance of 494.26 feet to a point of curve of a curve to
the right, thence along said curve having a radius of 350.00 feet,
a central angle of 39° 13' 45", an arc length of 239.64 feet, to
a point of tangent, thence along said tangent a distance of 75.27
feet, thence angle left 90° 00' 00" a distance of 30.00 feet,
thence angle left 25° 18' 24" a distance of 335.43 feet, thence
angle right 95° 38' 44" a distance of 452.56 feet, thence angle

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No. 24, thence Westerly along said Southerly line to the Northeast corner of that tract of land described in Book 317 at page 47 under Reception No. 197834 of said Teller County records, thence Southerly along the Easterly line of said tract and the Easterly line of that tract of land described in Book 321 at Page 149 under Reception No. 199371 of said Teller County records to the point of beginning.

Containing 14.7 acres, more or less.

Together with a non-exclusive easement for Ingress and egress sixty feet (60') in width, the centerline being described as follows: Commencing at the Southwest corner of said Section 6, thence Northerly along the Westerly line of said SW $\frac{1}{4}$ a distance of 685.23 feet, thence angle right 99° 16' 15" along a line parallel to the Southerly line of said SW $\frac{1}{4}$ a distance of 610.70 feet, thence angle right 51° 50' 46" a distance of 30.00 feet, thence angle left 90° 00' 00" to the tangent of a curve to the left, thence along said curve having a radius of 100.00 feet, a central angle of 41° 43' 50", an arc length of 72.83 feet to a point of tangent, thence along said tangent a distance of 159.24 feet to a point of curve of a curve to the right, thence along said curve having a radius of 170.00 feet, a central angle of 38° 03' 40", an arc length of 112.93 feet to a point of tangent, thence along said tangent a distance of 66.45 feet to a point of curve of a curve to the right, thence along said curve having a radius of 208.67 feet, a central angle of 83° 51' 40", an arc length of 305.42 feet to a point of tangent, thence along said tangent a distance of 97.31 feet to a point of curve of a curve to the left, thence along said curve having a radius of 100.00 feet, a central angle of 55° 58' 15", an arc length of 97.69 feet to a point of tangent, thence along said tangent a distance of 244.27 feet to a point of curve of a curve to the left, said point being the true point of beginning, thence along said curve having a radius of 100.00 feet, a central angle of 64° 00' 20", an arc length of 111.71 feet to a point of reverse curve, thence along a curve to the right having a radius of 58.12 feet, a central angle of 117° 10' 15", an arc length of 118.85 feet to a point of reverse curve, thence along a curve to the left having a radius of 151.28 feet, a central angle of 40° 43' 00", an arc length of 107.50 feet to a point of tangent, thence along said tangent a distance of 69.30 feet to a point of curve of a curve to the right, thence along said curve having a radius of 170.00 feet, a central angle of 43° 43' 10", an arc length of 129.72 feet to a point of tangent, thence along said tangent a distance of 122.07 feet to a point of curve of a curve to the left, thence along said curve having a radius of 300.00 feet, a central angle of 22° 26' 40", an arc length of 117.52 feet to a point of tangent, thence along said tangent a distance of 75.45 feet to a point of curve of a curve to the left, thence along said curve having a radius of 150.00 feet, a central angle of 43° 13' 20", an arc length of 113.16 feet to a point of tangent, thence along said tangent a distance of 62.31 feet, thence angle left 94° 09' 00" a distance of 494.26 feet to a point of curve of a curve to the right, thence along said curve having a radius of 350.00 feet, a central angle of 39° 13' 45", an arc length of 239.64 feet, to a point of tangent, thence along said tangent a distance of 157.95 feet to a point of curve of a curve to the left, thence along said curve having a radius of 124.55 feet, a central angle of 58° 13' 20", an arc length of 126.57 feet to a point of reverse curve, thence along a curve to the right having a radius of 140.17 feet, a central angle of 107° 02' 15", an arc length of 261.85 feet to a point

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of tangent, thence along said tangent a distance of 127.02 feet to a point of curve of a curve to the left, thence along said curve having a radius of 400.00 feet, a central angle of $11^{\circ} 27' 45''$, an arc length of 80.023 feet to a point of tangent, thence along said tangent a distance of 138.08 feet, thence angle left $55^{\circ} 02' 32''$ a distance of 43.74 feet, thence angle left $104^{\circ} 13' 08''$ a distance of 149.14 feet to a point of curve of a curve to the right, thence along said curve having a radius of 200.00 feet, a central angle of $29^{\circ} 03' 45''$, an arc length of 101.45 feet to a point of tangent, thence along said tangent a distance of 192.42 feet to a point of intersection with the centerline of a sixty foot (60') easement bearing Northeasterly and Southwesterly, thence angle right $138^{\circ} 24' 25''$ Northeasterly along said centerline to the Southerly right of way line of U.S. Highway No. 24; and Southwesterly from the aforementioned point of intersection along the Southwesterly extension of the last mentioned course a distance of 324.85 feet to a point of curve of a curve to the right, thence along said curve having a radius of 300.00 feet, a central angle of $12^{\circ} 58' 58''$, an arc length of 67.98 feet to the Easterly line of the above described tract of land.

Reserving to the grantors, their heirs and assigns, a non-exclusive easement for ingress and egress over and across that part of the thirty foot (30') and sixty foot (60') easement described in book 315 at Page 456 under Reception No. 197261 of the records of Teller County, Colorado, lying within the above described tract of land.

Excepting therefrom the following described tract of land. Beginning at the Southwest corner of the above described tract of land, said corner being the true point of beginning of said tract, thence Easterly along the Southerly line along a curve to the left having a radius of 100.00 feet, a central angle of $64^{\circ} 00' 20''$, an arc length of 111.71 feet to a point of reverse curve, thence along a curve to the right having a radius of 58.12 feet, a central angle of $117^{\circ} 10' 15''$, an arc length of 118.85 feet to a point of reverse curve, thence along a curve to the left having a radius of 151.28 feet, a central angle of $40^{\circ} 43' 00''$, an arc length of 107.50 feet to a point of tangent, thence along said tangent a distance of 69.30 feet to a point of curve of a curve to the right, thence along said curve having a radius of 170.00 feet, a central angle of $43^{\circ} 43' 10''$, an arc length of 129.72 feet to a point of tangent, thence along said tangent a distance of 122.07 feet to a point of curve of a curve to the left, thence along said curve having a radius of 300.00 feet, a central angle of $22^{\circ} 26' 40''$, an arc length of 117.52 feet to a point of tangent, thence along said tangent a distance of 75.45 feet to a point of curve of a curve to the left, thence along said curve having a radius of 150.00 feet, a central angle of $43^{\circ} 13' 20''$, an arc length of 113.16 feet to a point of tangent, thence along said tangent a distance of 62.31 feet, thence angle left $94^{\circ} 09' 00''$ a distance of 494.26 feet to a point of curve of a curve to the right, thence along said curve having a radius of 350.00 feet, a central angle of $39^{\circ} 13' 45''$, an arc length of 239.64 feet, to a point of tangent, thence along said tangent a distance of 75.27 feet, thence angle left $90^{\circ} 00' 00''$ a distance of 30.00 feet, thence angle left $25^{\circ} 18' 24''$ a distance of 335.43 feet, thence westerly a distance of 410.00 feet to a point on the Westerly line of the above described tract of land, said point being a distance of 480.00 feet Northerly of the Southwest corner of said tract, thence Southerly along said Westerly line a distance of 480.00 feet to the point of beginning.

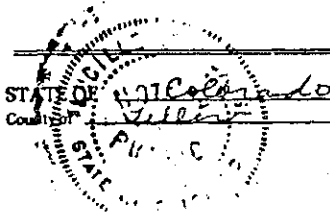
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with all its appurtenances and warrant (s) the title to the same, subject to protective covenants, easements, reservations, restrictions and right of ways of record, if any.

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Signed and delivered this

29th day of November 1984
Lucille Stambaugh



Witness my hand and official seal.

My commission expires 9/28/86

The foregoing instrument was acknowledged before me

this 29th day of November 1984
by Lucille Stambaugh

STATE OF _____ } SS
County of _____

this _____ day of _____ 19____
by _____ as _____ President
and _____ as _____ Secretary of
_____ a corporation.

Witness my hand and official seal.

My commission expires _____

Lucille Stambaugh
PO Box 8
Woodland Park CO
NOTARY PUBLIC
The foregoing instrument was acknowledged before me

NOTARY PUBLIC

* IF JOINT TENANCY IS NOT DESIRED,
STRIKE PHRASE BETWEEN ASTERISKS