

### WARRANTY DEED

THIS DEED, made this 28th day of January, 2019, between Violet Watt of the County of Teller and State of Colorado, grantor(s), and Violet R. Watt whose legal address is 4452 Hwy 24 West aka 4452 West Highway 24, Florissant, CO 80816

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

WITNESS, that the grantor(s), for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00), AND OTHER GOOD AND VALUABLE CONSIDERATION, 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, In Severalty, 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:

A tract of land Located in 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 Southeast corner of that tract of land described in Book 317 at Page 47, under Reception No. 197834 of the records of Teller County, Colorado; thence angle left 9° 36' 16" from the Southerly extension of the East line of said tract a distance of 50.00 feet; thence angle left 90° 00' 00" a distance of 410.00 feet to the True Point of Beginning; thence angle left 84° 34' 50" a distance of 452.56 feet; thence angle right 3° 41' 20" to the Southerly right of way line of U.S. Highway No. 24; thence Easterly along said Southerly right-of-way line to intersect the centerline of the easement described in Book 315, Page 456 under Reception No. 197261 of said Teller County records, said centerline being the Northerly line of that tract of land described in Book 317 at Page 418 under Reception No. 198142 of said Teller County records; thence Southwesterly along said line to the Northwest corner of said tract; thence angle left 138° 24' 25" a distance of 192.42 feet to a point of curve of a curve to the left; thence along said curve having a radius of 200.00 feet, a central angle of 29° 03' 45", an arc length of 101.45 feet to the point of tangent; thence along said tangent a distance of 149.14 feet; thence angle right 104° 13' 08" a distance of 43.74 feet; thence angle right 55° 02' 32" a distance of 138.08 feet to a point of curve of a curve to the right; thence along said curve having a radius of 400.00 feet, a central angle of 1° 27' 45", an arc length of 80.02 feet to a point 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 140.17 feet, a central angle of 107° 02' 15", an arc length of 261.85 feet to a point of reverse curvature; thence along a curve to the right 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 tangent; thence along said tangent a distance of 82.68 feet; thence angle right 90° 00' 00" a distance of 30.00 feet; thence Westerly to the Point of Beginning, County of Teller, State of Colorado.

also known by street and number as: 4452 Highway 24 West aka 4452 West Highway 24, Florissant, CO 80816

TOGETHER with all and singular the hereditaments and appurtenances thereto 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(s), 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. The grantor(s), 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 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 and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except general taxes for the current year and subsequent years, and to the exceptions attached hereto and incorporated herein.

The grantor(s) 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.

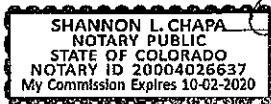
Violet Watt  
Violet Watt

State of CO

County of Teller

The foregoing instrument was acknowledged before me 28 day of January, 2019, by Violet Watt.  
My Commission expires: \_\_\_\_\_

Witness my hand and official seal.



Notary Public



Doc fee \$ 0.00  
WARRANTY DEED

January 28, 2019  
10:50 AM