

Filed for record on 25th day of April A.M. 11:40. 1934
No. 193142 - BOOK 317 PAGE 418 Ralph H. Dial, RECORDER

Warranty Deed

(STATUTORY FORM)

Know all Men by these Presents, That James S. Billups, Jr. and Maurice F. Barnes of the County of El Paso and State of Colorado, for the consideration of One Dollar and other good and valuable considerations, in hand paid, hereby sell and convey to Charles E. Pender and William D. Barnes as Tenants in Common of the County of Midland and State of Texas the following Real Property situate in the County of Teller and State of Colorado, to-wit:

A tract of land located in the Easterly nine hundred and eighty feet (980') of the Southwest one-quarter (SW $\frac{1}{4}$) of Section 6, Township 13 South (T13S), Range 70 West (R70W) of the Sixth Principal Meridian (6 P.M.), County of Teller, State of Colorado, described as follows:

Commencing at the Southeast corner of the said SW $\frac{1}{4}$, thence Northerly along the Easterly line of said SW $\frac{1}{4}$ a distance of 865.34 feet, to the true point of beginning, thence angle left 83° 57' 29" along a line parallel to the Southerly line of said SW $\frac{1}{4}$ a distance of 173.87 feet, thence angle right 19° 29' 36" a distance of 44.05 feet to the centerline of a sixty-foot (60') easement described in Book 315 at Page 456, under reception number 197261 of the records of Teller County, Colorado, thence angle right 42° 55' 30" along said centerline 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 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° 27' 45", an arc length of 80.02 feet to a point of tangent, thence along said tangent a distance of 138.08 feet, thence angle left 55° 02' 32" a distance of 43.74 feet, thence angle left 104° 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° 03' 45", an arc length of 101.45 feet to a point of tangent, thence along said tangent a distance of 192.42 feet, thence angle right 138° 24' 25" to the Southerly Right-of-Way line of U.S. Highway No. 24, thence Easterly along said Southerly Right-of-Way line to the Easterly line of said SW $\frac{1}{4}$, thence Southerly along said Easterly line to the point of beginning,

Together with a non-exclusive easement for ingress and egress, sixty feet (60') in width, the centerline being described as follows:

Commencing at the Southeast corner of said SW $\frac{1}{4}$, thence Northerly along the Easterly line of said SW $\frac{1}{4}$ a distance of 865.34 feet, thence angle left 83° 57' 29" along a line parallel to the Southerly line of said SW $\frac{1}{4}$ a distance of 173.87 feet, thence angle right 19° 29' 36" a distance of 44.05 feet to a point on the centerline of a sixty foot (60') easement described in Book 315 at Page 456, under reception number 197261 of the records of Teller County, said point being the true point of beginning, thence angle right 42° 55' 30" along said centerline 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 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° 27' 45", an arc length of 80.02 feet to a point of tangent, thence along said tangent a distance of 138.08 feet, thence angle left 55° 02' 32" a distance of 43.74 feet, thence angle left 104° 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° 03' 45", an arc length of 101.45 feet to a point of tangent, thence along said tangent a distance of 192.42 feet, thence angle right 138° 24' 25" to the Southerly Right-of-Way line of U.S. Highway No. 24.

Reserving to the grantors, their heirs and assigns, a non-exclusive easement for ingress and egress over and across that part of the sixty foot (60') easement described in Book 315 at Page 456 under reception number 197261 of said Teller County records, lying within the above described tract of land.

193142

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STATE DOCUMENTARY FEE

Date April 25, '68\$ 6.00

with all its appurtenances and warrant the title to the same, except 1968 taxes payable in 1969.

Signed and delivered this 15th day of April, 1968

James S. Billopa, Jr.
James S. Billopa, Jr.
Maurice F. Barnes
Maurice F. Barnes

STATE OF ColoradoCounty of El Paso

STATUTORY ACKNOWLEDGMENT



The foregoing instrument was acknowledged before me this 15th day of April, 1968 by James S. Billopa, Jr. and Maurice F. Barnes

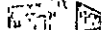
Witness my hand and official seal.

My commission expires March 5, 1972

Barbara J. Taylor
Notary Public

The grant herein reflected on has been recorded by the County Clerk of El Paso County, Colorado.

If joint tenancy, the names of all parties must be set forth in full.



388053
TITLE ABSTRACT & TITLE COMPANY
P.O. Box 630325 • Colorado Springs
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