

State Documentary Fee
\$37.50 05-04-2020

725120
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Krystal Brown, Clerk & Recorder
Teller County, Colorado
05-04-2020 08:00 AM Recording Fee \$18.00

WARRANTY DEED

THIS DEED, made this 1st day of May, 2020, between Ronald Dornbrack and Anna Dornbrack of the County of Teller and State of Colorado, grantor(s), and Tarek A. Hage-Ali and Jodi Hage-Ali whose legal address is 403 Brittany Drive, 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, Joint Tenants, 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:

FOR LEGAL DESCRIPTION SEE EXHIBIT A

also known by street and number as: 403 Brittany Drive, 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(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 enrolling 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 for general taxes for the current year and subsequent years; and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any, subject to the statutory exception as defined in C.R.S. §38-30-113, revised.

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:


Ronald Dornbrack


Anna Dornbrack


State of Colorado

County of Teller

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 1 day of May, 2020 by Ronald Dornbrack and Anna Dornbrack.

My Commission expires:

Witness my hand and official seal.


Notary Public

DOC FEE: \$37.50

BARBIE A. BUNKER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014009642
My Commission Expires 04-29-2023



EXHIBIT "A"

A tract of land in the Easterly 980 feet of the Southwest one-quarter of Section 6, Township 13 South, Range 70 West of the 6th Principal Meridian, County of Teller, State of Colorado, described as follows:

Commencing at the Southeast corner of said Southwest quarter; thence Northerly along the Easterly line of said Southwest quarter a distance of 865.34 feet, to the point to beginning; thence angle left $83^{\circ} 57' 29''$ along a line parallel to the Southerly line of said Southwest quarter a distance of 173.87 feet; thence angle right $19^{\circ} 29' 36''$ a distance of 44.05 feet to the centerline of a sixty foot 60 foot easement described in Book 315 at Page 456, under Reception No. 197261 of the records of Teller County, Colorado; thence angle right $42^{\circ} 55' 30''$ 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 $39^{\circ} 13' 45''$, 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 $58^{\circ} 13' 20''$, an arc length of 126.57 feet to a point of reverse curve; thence along a curve to the right having a radius of 140.07 feet, a central angle of $107^{\circ} 02' 15''$, 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 $11^{\circ} 27' 45''$, 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 $55^{\circ} 02' 32''$ 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 101.45 feet to a point of tangent; thence along said tangent a distance of 192.42 feet; thence angle right $138^{\circ} 24' 25''$ 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 Southwest quarter; thence Southerly along said Easterly line to the point of beginning, County of Teller, State of Colorado.

Together with an easement for ingress and egress as described in recorded April 25, 1968 at Reception No. 199142 in Book 317 at Page 418.

(Sometimes also known as Tracts 7 and 7B, Billups and Barnes Subdivision.)