

WARRANTY DEED

THIS DEED, made this 19th day of May, 2015, between Maria E. French, Christina R. Lull of the County of Teller and State of Colorado, grantor(s), and Bryan C. Appleton and Leisa L. Appleton

whose legal address is 182 SW STATE Route 13, Warrensburg MO 64093 of the County of Johnson and State of Missouri, grantees:

WITNESS, that the grantor(s), for and in consideration of the sum of **FOUR HUNDRED FORTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$442,500.00)**, 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, **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:

SEE ATTACHED EXHIBIT "A"

also known by street and number as: **5313 W. 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(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 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 general taxes for the current year and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any.

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.

Maria E. French
Maria E. French

Christina R. Lull
Christina R. Lull

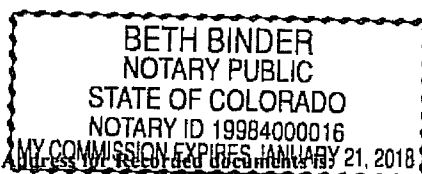
State of Colorado

County Of Teller

The foregoing instrument was acknowledged before me this May 19, 2015, by Maria E. French

My Commission expires: 1-21-18

Witness my hand and official seal.



Beth Binder
Notary Public

Doc Fee: \$44.25

Buyers Forwarding

35228UTC

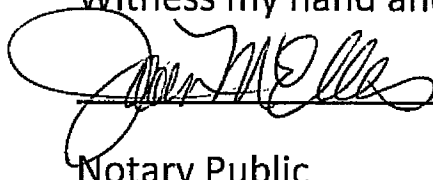


State of Florida
County of Walton

The foregoing document was subscribed and sworn to before me this
11 day of May, 2015 by Christina R. Lull.

Witness my hand and official seal.

My commission expires:
May 11, 2016



Notary Public



JOAN M. ELLIS
MY COMMISSION # EE 189046
EXPIRES: May 11, 2016
Bonded Thru Budget Notary Services

LEGAL DESCRIPTION

PARCEL 1:

SURFACE ONLY in and to the East one-half, except that portion lying South and West of Highway 24; Section 7, Township 13 South, Range 70 West of the 6th P.M., more or less, **SAVE AND EXCEPT** that portion more particularly described in Deed dated January 16, 1975 and recorded January 30, 1975 in Drawer 15, Card 1504, under Reception No. 235831 in the Deed Records of Teller County, Colorado.

PARCEL 2:

A tract in the Northeast one-quarter of the Northeast one-quarter of Section 7, Township 13 South, Range 70 West of the Sixth Principal Meridian, County of Teller, State of Colorado, described as follows:

Commencing at the Northeast corner of said Section 7, thence Westerly along the Northerly line of said NE 1/4 NE 1/4 a distance of 100.24 feet, thence angle left $86^{\circ} 04' 02''$ along a line parallel to the Easterly line of said NE 1/4 NE 1/4 a distance of 424.59 feet to the true point of beginning, thence continue Southerly along said parallel line a distance of 417.42 feet, thence angle right $90^{\circ} 00' 00''$ a distance of 208.71 feet, thence angle right $90^{\circ} 00' 00''$ a distance of 417.42 feet, thence angle right $90^{\circ} 00' 00''$ a distance of 208.71 feet to the true point of beginning, Teller County, Colorado.

Together with a Right-of-Way of 60 feet for ingress and egress over and across that part of the Northeast one-quarter of the Northeast one-quarter of Section 7, Township 13 South, Range 70 West of the Sixth Principal Meridian, Teller County, Colorado, described as follows:

Commencing at the Northeast corner of said Section 7, thence Westerly along the Northerly line of said NE 1/4 NE 1/4 a distance of 100.24 feet to the true point of beginning, thence angle left $86^{\circ} 04' 02''$ along a line parallel to the Easterly line of said NE 1/4 NE 1/4 a distance of 424.59 feet, thence angle right $90^{\circ} 00' 00''$ a distance of 60.00 feet, thence angle right $90^{\circ} 00' 00''$ a distance of 360.32 feet to intersect a line parallel to and sixty feet (60') Southerly (as determined by a perpendicular measurement) of said Northerly line, thence angle left $93^{\circ} 55' 58''$ along said parallel line to the Easterly Right-of-Way line of U.S. Highway No. 24, thence Northerly along said Easterly Right-of-Way line to said Northerly line, thence Easterly along said Northerly line a distance of 1163.3 feet more or less to the point of beginning, Teller County, Colorado.

PARCEL 3:

That portion of Section 8, Township 13 South, Range 70 West of the 6th P.M., Teller County, Colorado, more particularly described as follows: Beginning at the Northwest corner of said Section 8, thence N 88 degrees 24' 12" E along the North line of said Section 8, 730.00 feet; thence S 00 degrees 34' 43" West, 2128.03 feet to a point on the Northerly right of way of U. S. Highway 24; thence along said Northerly right of way line of U. S. Highway 24 for the following two courses: 1. Angle right on a curve to the right which curve has a central angle of 31 degrees 35' 06", a radius of 758.60 feet and an arc length of 418.19 feet; 2. N 64 degrees 17' 04" West on the forward tangent to the last mentioned curve, 423.78 feet to a point on the West line of the North-West one-quarter of said Section 8; thence N 02 degrees 28' 57" East along the said West line of the North-West one-quarter of Section 8, 1854.28 feet to the point of beginning, Teller County, Colorado.