

Filed for record this 31st day of January, A. D. 1968, at 1:35 P.M. 8001315 PAGE 456

No. 197261

Ralph R. Dial, RECORDER By KC

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 RICHARD L. PEH of the County of El Paso and State of Colorado, the following Real Property situate in the County of Teller and State of Colorado, to-wit:

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 (6 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 to the true point of beginning, 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 47.37 feet, thence angle left 90° 00' 00" a distance of 405.00 feet, thence angle right 68° 20' 08" a distance of 980.29 feet, thence Northerly to the Southwesterly Right-of-Way line of U.S. Highway No. 24, at Station 1021+00, thence Northwesterly along said Southwesterly Right-of-Way line a distance of 400.00 feet, thence angle right 90° 00' 00" along said Right-of-Way line a distance of 50.00 feet, thence angle left 90° 00' 00" along said Southwesterly Right-of-Way line a distance of 316.60 feet to a point of curve of a curve to the right, thence along said curve on said Southwesterly Right-of-Way line having a radius of 1015.00 feet to the Northerly line of said SW $\frac{1}{4}$, thence Westerly along said Northerly line to the Northwest corner of said SW $\frac{1}{4}$, thence Southerly along the Westerly line of said SW $\frac{1}{4}$ to the point of beginning.

197261 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, to the true point of beginning, 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, 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

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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 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 140.17 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 80.023 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 $25^{\circ} 57' 55''$, an arc length of 135.95 feet to a point of tangent, thence along said tangent a distance of 63.07 feet to the point of termination of said sixty foot (60') easement; together with a thirty foot (30') easement, the centerline being described as follows:

Beginning at said point of termination, thence angle left $10^{\circ} 20' 54''$ from the last mentioned course a distance of 60.00 feet, thence angle right $14^{\circ} 28' 39''$ a distance of 155.21 feet, thence angle left $50^{\circ} 00' 45''$ a distance of 48.28 feet, thence angle right $82^{\circ} 33' 50''$ a distance of 250.32 feet, thence angle right $14^{\circ} 59' 50''$ a distance of 138.85 feet more or less to a point on the Easterly line of the previously described tract of land.

All in Teller County, State of Colorado.

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Reserving to the grantors, their heirs and assigns, a non-exclusive easement for ingress and egress over and across the following described tract: 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~~ 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 to the true point of beginning, 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 47.37 feet, thence angle left 90°00'00" a distance of 30.00 feet, thence angle left 90°00'00" a distance of 47.37 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 38°03'40", an arc length of 132.86 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 70.00 feet, a central angle of 41°43'50", an arc length of 50.98 feet to the point of beginning.

The printed portions of this form have been approved by the Colorado Springs Board of Realtors, Inc.
If Joint Tenancy required, add after grantors names - In Joint Tenancy.



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The SECURITY ABSTRACT & TITLE COMPANY
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AGENTS FOR THE TITLE GUARANTY COMPANY, DENVER.

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STATE DOCUMENTARY FEE
Date <u>Jan 21 1968</u>
\$ <u>2.40 Paid</u>

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with all its appurtenances and warrant the title to the same.

Signed and delivered this 19th day of January, 1968.

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

STATE OF Colorado
County of El Paso

STATUTORY ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me
this 19th day of January, 1968
by James S. Billups, Jr. and Maurice F. Barnes



Witness my hand and official seal.
My commission expires.

Barbara J. Luchter
NOTARY PUBLIC

The printed portions of this form have been approved
by the Colorado Springs Board of Realtors, Inc.
If Joint Tenancy required, add after grantees
names -- in Joint Tenancy.



Courtesy of
The SECURITY ABSTRACT & TITLE COMPANY
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AGENT FOR THE TITLE GUARANTY COMPANY, DENVER

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