

State Documentary Fee
\$30.00 05-27-2022

426852
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Nancy C. Cruz, Clerk & Recorder
Huerfano County, CO
05-27-2022 12:10 PM Recording Fee \$18.00

WARRANTY DEED

THIS DEED is dated the 27 day of May, ~~2022~~, and is made between

BARBARA HANNON SEAWELL
(whether one, or more than one), the "Grantor" of the County of ---
and State of Colorado and

SUSAN L SCHWERY and DALE A SCHWERY
the "Grantees", whose legal address is 4509 ARKINS DR,
LOVELAND, CO 80538 of the County of --- and State of Colorado

WITNESS, that the Grantor, for and in consideration of the sum of (\$300,000.00) Three Hundred Thousand Dollars and No Cents, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantees and the Grantees' heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with any improvements thereon, located in the County of Huerfano and State of Colorado described as follows:

LOTS 50, 51 AND 52, NAVAJO RANCH ESTATES, NAVAJO RANCH ESTATES PLAT MAP NO. 230, RECORDED JANUARY 11, 1984 AT RECEPTION NO. 293851, AND AMENDED PLAT MAP NO. 285, RECORDED FEBRUARY 22, 1985 AT RECEPTION NO. 298941, ACCORDING TO THE RECORDS OF THE CLERK AND RECORDER FOR HUERFANO COUNTY, COLORADO.

also known by street and number as: 51 N BUFFALO Drive, WALSENBURG, CO 81089

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, 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, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantees, and the Grantees' heirs and assigns; that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and 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 and subject to:

SEE ATTACHED EXHIBIT "A"

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Barbara Hannon Seawell
BARBARA HANNON SEAWELL

Barbara Ann Seawell
AKA BARBARA ANN SEAWELL

State of Colorado
County of Huerfano

The foregoing instrument was acknowledged before me this 26th day of May, 2022 by Barbara Hannon Seawell AKA Barbara Ann Seawell

Witness my hand and official seal.
Stephanie Thomsen
Notary Public: Stephanie Thomsen
My Commission expires: 07/27/2024

Stephanie Thomsen
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20264025824
MY COMMISSION EXPIRES 07/27/2024

EXHIBIT "A"
EXCEPTIONS TO TITLE

1. Taxes for the year 2022, a lien not yet due and payable.
2. Distribution of Utility Easements (including cable tv)
3. Those specifically described rights of third parties not shown by the public records of which Buyer has actual Knowledge and which were accepted by Buyer in accordance with § 8.3 (off record Title) and § 9 (New ILC or New Survey)
4. Inclusion of the Property within any special taxing district
5. Any special Assessment if the improvements were not installed as the date of Buyers' Signature hereon, whether assessed prior to or after closing.
6. Letter between Navajo Western Land Company and Myrna Cook, recorded July 7, 1999 at Reception No. 339914, and also recorded August 1999 at Reception No. 340579
7. Declaration of Past Practice, recorded August 14, 2003 at Reception No. 359638
8. By-Laws for Navajo Ranch Homeowners Association recorded April 28, 2008 at Reception No. 379851, and recorded April 8, 2009 at Reception No. 383157
9. Consent to Amend Restrictive Covenants for Navajo Ranch Estates, recorded September 18, 2002 at Reception No. 355477
10. Line Extension Contract and Agreement between San Isabel Electric Association Inc. and Kevin Seawell recorded March 22, 2000 at Reception No. 343515
11. Easement between San Isabel Electric Association Inc. and Barbara or Brent Seawell, recorded April 26, 2012 at Reception No. 393836