

**WARRANTY DEED**

THIS DEED is dated the 3d day of November,  
\_\_\_\_\_ , and is made between

JOY WYATT REVOCABLE TRUST , JOY WYATT TRUSTEE  
(whether one, or more than one), the "Grantor" of the County of \_\_\_\_\_  
and State of \_\_\_\_\_ and

JAMES R WETSEL and TERRI A. WETSEL  
the "Grantees", whose legal address is 581 Ponderosa Rd  
Cuchara 81055 of the County of Huerfano  
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 10 AND 12A, SPANISH PEAKS FILING NO. 4, RECORDED AT PLAT MAP NO. 109, JUNE 9, 1972 AT RECEPTION NO. 246553, MAP AMENDMENT RECORDED SEPTEMBER 22, 2009 AT MAP NO. 499, ACCORDING TO THE RECORDS OF THE CLERK AND RECORDER FOR HUERFANO COUNTY, COLORADO.

also known by street and number as: 202 PONDEROSA, CUCHARA, CO 81055

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.

X Joy Wyatt - JTE  
JOY WYATT REVOCABLE TRUST, JOY WYATT TRUSTEE

State of Texas  
County of Kendall

The foregoing instrument was acknowledged before me this 3rd day of November, 2021 by JOY WYATT REVOCABLE TRUST, JOY WYATT TRUSTEE.

Witness my hand and official seal.

X Mario Trevino Jr  
Notary Public: Mario Trevino Jr  
My commission expires: 9/28/2024

