

WARRANTY DEED

THIS DEED, made this ____ day of June 2020, between Jess J. and Gina A. Vialpando, grantors and Huerfano County Colorado, a municipal corporation, grantee:

WITNESSETH, that the grantors for and in consideration stated herein, the receipt and sufficiency of which is hereby acknowledged: Huerfano County dedicates one ¾" water tap and on 4" sewer tap in exchange for the property. The dedication includes installation of the tap from the water main to a meter pit and the installation of one ¾" meter and installation of one 4" sewer tap from the sewer main to the property line for the parcel from which the well and pump station parcel is derived. The dedication may not be transferred to another parcel or another property without formal action of the Board of County Commissioners. This dedication is effective for ten (10) years. If the water and sewer taps are not installed within the effective time period, Huerfano County will pay to the grantors \$7,500. The grantors have granted, bargained, sold and conveyed, and by these presents do grant, bargain sell convey, and confirm, unto the grantee, its heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Huerfano, State of Colorado, described as follows:

See Exhibit A (2 pages)

TOGETHER with all and singular the hereditaments and appurtenances thereto 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, 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 grantee, its heirs and assigns forever. And the grantors, for themselves, their heirs and assigns, that at the time of the ensembling and delivery of these presents, are well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and 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 except encumbrances of record and those stated herein.

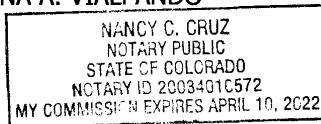
The grantors shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, its heirs and assigns, against all and every person lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantors have executed this deed on the date set forth above.

Jess J. Vialpando
JESS J. VIALPANDO

Gina A. Vialpando
GINA A. VIALPANDO

STATE OF COLORADO)
)SS.
COUNTY OF HUERFANO)



The foregoing instrument was acknowledged before me this 18th day of June 2020, by Jess J. Vialpando and Gina A. Vialpando.

My Business Address:
Witness my hand and official seal.

Nancy C. Cruz
NOTARY PUBLIC

Exhibit A**Legal Description**

A parcel of land located in Sections 13 and 24, T-26-S, R-70-W, 6th P.M., Huerfano County, State of Colorado, also being a part of a parcel of land deeded 03-09-2016 with reception number 405562, and being more particularly described as follows:

Commencing at the Southeast corner of said Section 13 ; thence S 89°59'05" W and along the South right-of-way line of State Highway #69 for a distance of 231.00 feet; thence N 89°34'29" W and continuing along said Highway right-of-way for a distance of 115.00 feet to the true point of beginning; thence S 04°14'48" E for a distance of 109.44 feet; thence S 48°25'09" E for a distance of 80.10 feet; thence S 04°14'48" E for a distance of 54.67 feet; thence N 89°34'29" W for a distance of 86.00 feet; thence N 04°14'48" W for a distance of 217.00 feet to a point on said Highway right-of-way; thence S 89°34'29" E for a distance of 30.00 feet to the true point of beginning. Containing 0.25 acres more or less.

