

**WARRANTY DEED**

THIS DEED, is dated the 2 day of February 2022, and is made between BILLY FRANK BRIDGES and KAREN BRIDGES (whether one, or more than one), the "Grantor" of the State of Texas and TAYLEXCAL INVESTMENTS LLC (whether one, or more than one), the "Grantee," whose legal address is: 1110 EAST 2ND STREET, DUMAS, TX 79029 of the State of Texas

State Doc Fee:  
Recording Fee:

WITNESS, that the Grantor, for and in consideration of the sum of Five Thousand Dollars and No Cents (\$5,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Huerfano and State of Colorado described as follows:

LOT 54, SPANISH PEAKS, FILING NO.1, RECORDED AT PLAT MAP NO. 72, DECEMBER 10, 1964, ACCORDING TO THE RECORDS OF THE CLERK AND RECORDER FOR HUERFANO COUNTY, COLORADO.

also known by street and number as: CO

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 Grantee and the Grantee's 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 Grantee, and the Grantee's heirs and assigns: that at the time of the enrolling 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:

RESERVATIONS, RESTRICTIONS AND EASEMENTS RECORDED AT BOOK 331 PSGR 259, BOOK 293 PAGE 116, RECEPTION NO. 332670, 336307, 331967

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee, and the heirs and assigns of the Grantee, 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.

Billy Bridges  
BILLY FRANK BRIDGES

Karen Bridges  
KAREN BRIDGES

State of Texas  
County of Gray

The foregoing instrument was acknowledged before me this 2 day of February 2022 by BILLY FRANK BRIDGES and KAREN BRIDGES.

Witness my hand and official seal.

Notary Public Doreen Cruz  
My Commission Expires: 9/11/2022



State Documentary Fee  
\$25.00 07-14-2021

423138  
Page 1 of 1  
Nancy C. Cruz, Clerk & Recorder  
Huerfano County, CO  
07-14-2021 08:12 AM Recording Fee \$13.00

### WARRANTY DEED

THIS DEED, is dated the 13 day of July 2021, and  
is made between  
XAVIER BAZAN TRUSTEE OR SUCCESSION IN TRUST UNDER THE BAZAN  
FAMILY LIVING TRUST, DATED MAY 31, 2000  
(whether one, or more than one), the "Grantor" of the State of Texas and  
TAYLEXCAL INVESTMENTS LLC  
(whether one, or more than one), the "Grantee," whose legal address is: 1110  
EAST 2ND STREET, DUMAS, TX 79029 of the State of Colorado

State Doc Fee:  
Recording Fee:

**WITNESS**, that the Grantor, for and in consideration of the sum of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Huerfano and State of Colorado described as follows:

LOT 55, SPANISH PEAKS, FILING NO. 1, RECORDED AT PLAT MAP NO. 72, DECEMBER 10, 1964, ACCORDING TO THE RECORDS OF THE CLERK AND RECORDER FOR HUERFANO COUNTY, COLORADO.

also known by street and number as: CO

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 Grantee and the Grantee's 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 Grantee, and the Grantee's heirs and assigns: that at the time of the sealing 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:

RESERVATIONS, RESTRICTIONS AND EASEMENTS RECORDED AT BOOK 293 PAGE 116, BOOK 331 PAGE 259, RECEPTION NO. 332670, 336307, 331987.

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee, and the heirs and assigns of the Grantee, 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.

XAVIER BAZAN TRUSTEE OR SUCCESSION IN TRUST  
UNDER THE BAZAN FAMILY LIVING TRUST, DATED MAY  
31, 2000

Xavier Bazan  
XAVIER BAZAN  
TRUSTEE

State of Colorado  
County of Huerfano

The foregoing instrument was acknowledged before me this 13 day of July 2021 by XAVIER BAZAN TRUSTEE OR SUCCESSION IN TRUST UNDER THE BAZAN FAMILY LIVING TRUST, DATED MAY 31, 2000.

Witness my hand and official seal.

Kimberly Sue Fradette  
Notary Public

My Commission Expires 12 31 2021

KIMBERLY SUE FRADETTE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20084041726  
MY COMMISSION EXPIRES DECEMBER 05, 2024