



**Huerfano County
Land Use Department
401 Main Street, Suite 304
Walsenburg, Colorado 81089
719-738-1220, Ext. 1117 (Bldg Department)**

December 1, 2022

This Letter is concerning Andrea Frazee Twp 25, Rng 70 Sec 17 (parcel number 15580) in Gardner. After investigating, the property, there are three existing structures (house, garage, and a ground mount solar). All three structures were permitted for this property by the property owners.

Ms. Frazee has applied to open a bulk water permit; on the permit she states that water will be used for the existing residence as they are having issues with their well.

Please let us know if you have any further questions or concerns.

Best Regards,

Cheri Chamberlain

Huerfano County
Building and Code Enforcement
401 Main Street Suite 304
Walsenburg, CO 81089
(719) 738-1220 ext. 117 (Office)
(719) 248-6715 (Cell)
cchamberlain@huerfano.us

Ryan Sablich

Huerfano County
Building and Code Enforcement
401 Main Street Suite 304
(719) 738-1220 ext. 118 (Office)
(719) 248-9019 (Cell)
rsablich@huerfano.us

PERMIT AND AGREEMENT FOR BULK WATER USE

This permit and agreement for bulk water use ("Application") is entered into by and between the Gardner Water and Sewer Public Improvement District ("District") and

Andrea Frazee
(Printed Name)

to become effective on

11.17.2022
(Effective Date)

Applicant is requesting bulk water as a

County Resident

X

Non County Resident

Licensed Contractor of Huerfano County

No

Physical address of property where water will be used

3404 634.2 Garden, CO 81040

In space provided please explain why you are requesting to open a bulk water account

- Homeowner use
- no agricultural
- Currently having issues with our well pump

Accepted forms of ownership are a Property Deed, Treasurers Deed, or File Maintenance print out from county Assessor's Office.

Bulk Water Rates and Administrative Fee.

County Resident Rate:

\$0.04 cents per gallon up to 30,000 gallons per calendar year, limited to 2,500 gallons per month. Use exceeding 30,000 gallons per calendar year will be charged \$0.08 cents per gallon, limited to 1,500 gallons per month. County resident status is defined as owning a parcel of land within the 81040 postal zip codes, or within the Upper Huerfano River drainage basin with an approved conforming primary residence on the parcel.

Non County Resident Rate:

\$0.08 cents per gallon up to 30,000 gallons per calendar year, limited to 2,500 gallons per month. Use exceeding 30,000 gallons per calendar year shall not be permitted. Nonresident is defined as an owner of any un-improved parcel of land within the 81040 postal zip codes, or within the Upper Huerfano River basin, or any user outside of the Upper Huerfano River basin.

Licensed Contractor of Huerfano County:

Contractors licensed in Huerfano County shall be charged a rate of \$08.5 cents per gallon and limited to 15,000 gallons per calendar year.

Administrative Fee:

A non-refundable new application administrative fee of \$50.00 dollars is due at time of application submittal.

Huerfano County has land use regulations. Account holders charged with a land use violation(s) shall have their account suspended. If it is determined that a violation does exist all remaining fees will be forfeited and the account terminated. NO EXCEPTIONS. Issuance of a bulk water account does not guarantee a source of water in perpetuity.

Approval of all bulk water accounts is subject to inspection of subject property by a county representative and approval of the Board.

Applicant by signing this "Application" agrees to hold the District harmless for any damages to their property as a direct result of utilizing the Bulk Fill Station.

Customer signature: [Signature]

DL# 96-164-0994 State CO
Expiration date 4-12-23 DOB 4-12-80

Phone number: (719) 433-6550

e-mail address: andrea.horne@gmail.com

Application received by: Nancy Boster
Office Representative

Date 11-17-2022

Date application received by Public Works Director: 11-17-22

Application was reviewed at the regularly scheduled Huerfano County Board of County Commissioners meeting of _____

District approved: _____ District denied: _____

Finance staff to complete below information:

Date account opened _____ Account # _____

Administrative Fee \$50.00 paid by:

Cash _____ Check _____ Attach copy of check to agreement

Card Transaction _____ Attach receipt from Treasurers Office

Bulk Water fee collected: _____

Cash _____ Check _____ Attach copy of check to agreement

Card Transaction _____ Attach receipt from Treasurers Office

Return Recorded Documents To:
Jeremy Frazee and Andrea Frazee
3370 Hydra Drive
Colorado Springs, CO 80906

This Document was electronically recorded.
Date: 8-4-17
Reception No. 409673 Doc Fee: 0.00

BARGAIN AND SALE DEED

THIS BARGAIN AND SALE DEED, dated 1 day of ^{Aug} ~~July~~, 2017, is made between

Lisa Wilson, who acquired title as Lisa Seybold, and Shane D. Chilli ("Grantor"), of the County of ST. JOHN and the State of VIRGIN ISLANDS;

AND

Jeremy Frazee and Andrea Frazee ("Grantee"), of the County of El Paso and State of Colorado; whose legal address is 3370 Hydra Drive, Colorado Springs, CO 80906.

WITNESS, that Grantor, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey, unto Grantee, Joint Tenants, and the heirs and assigns of Grantee forever, all the right, title and interest which Grantor has in and to the real property, together with the fixtures and improvements located thereon, if any, situate, lying and being in the County of Huerfano and State of Colorado, described as follows:

Together, without warranty, all water and water rights, ditches and ditch rights, reservoirs, wells, pumps, and other water features appurtenant to or used in connection therewith, including but not limited to water rights for SURFACE SPRING on below described property per ruling filed with Water Clerk for Water Division No. 2, State of Colorado, on June 18, 1975, confirmed, approved and adopted as the judgment of the District Court for Water Division No. 2 on July 25, 1975 as attached in document recorded 1/10/2000 at Rec # 342650
Northeast quarter of the Northwest quarter, and the Northwest quarter of the Northeast quarter of Section 17, Township 25 South, Range 70 West of the 6th P.M., County of Huerfano, State of Colorado.

ALSO KNOWN AS: TBD Black Mountain, Gardner, CO 81040

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, unto the Grantee, and the heirs, successors and assigns of the Grantee forever

EXECUTED AND DELIVERED by Grantor on the date first set forth above.

Lisa Wilson fka Lisa Seybold
Lisa Wilson fka Lisa Seybold

Shane D. Chilli
Shane D. Chilli

GALIFORNIA
JURAT
ATTACHED

State of Virgin Islands CO

County Of Fremont

The foregoing instrument was acknowledged before me this 1 day of ^{Aug} ~~July~~, 2017, by Lisa Wilson fka Lisa Seybold

My Commission expires: 6/5/18

Witness my hand and official seal.

[Signature]
Notary Public

8-4-17
499670

WARRANTY DEED

THIS DEED, made this 2nd day of August, 2017, between
Joslen Investments, LLC
of the County of Custer and State of Colorado,
grantor(s), and Jeremy Frazee and Andrea Frazee

whose legal address is 3370 Hydra Drive, Colorado Springs, CO 80906
of the County of El Paso and State of Colorado, grantees:

WITNESS, that the grantor(s), for and in consideration of the sum of **TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$225,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, **Joint Tenants**, all the real property, together with improvements, if any, situate, lying and being in the County of **Huerfano** and State of **Colorado**, described as follows:

Southeast quarter of the Northwest quarter, and the Northwest quarter of the Northwest quarter, and the Southwest quarter of the Northwest quarter of Section 17, Township 25 South, Range 70 of the 6th P.M., County of Huerfano, State of Colorado.

also known by street and number as: **TBD County Road 634.2, Gardner, CO 81040**

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(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

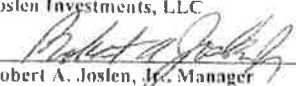
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. The grantor(s), for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, 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 **general taxes for the current year and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any.**

The grantor(s) shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Joslen Investments, LLC


Robert A. Joslen, Jr., Manager



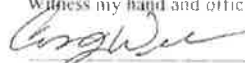
State of Colorado

County Of Fremont

The foregoing instrument was acknowledged before me this August 2, 2017, by Robert A. Joslen, Jr., Manager for Joslen Investments, LLC

My Commission expires: 6/5/18

Witness my hand and official seal.



Notary Public

Doc Fee \$22.50

Buyers Forwarding Address for Recorded documents is:
Borrower Address



ACCOUNT FILE MAINTENANCE

INQUIRY ONLY

Account Name 15580 Flag R LEGAL DESCRIPTION Acres
 Name FRAZEE, JEREMY IRREVOCABLE TRUST, TWP 25 RNG 70: SEC 17:
 Address 1 & ANDREA J. FRAZEE IRREVOCABLE, SE4NW4 40 ACRES
 Address 2 3370 HYDRA DRIVE, 337-227 338-67 REC#347622
 Address 3 COLORADO SPRINGS, 405157 409670 425340
 Address 4 425346
 State/Zip CO 80906 0000
 Property CO RD 634.2 # 03404
 Map Num 28-4731-172-00-114
 Prev Name1 FRAZEE, JEREMY & ANDREA
 Prev Name2 JOSLEN INVESTMENTS, LLC
 Use 4147 City 00000 Subdv 00000
 Anlys 000 Tax/Dst 1GS Zone 00
 Exempt Late Filing Advrt Y Bnkrupt N TOTALS 18391
 ACRES: Master Legal Value Ignore PP \$ 14500 Exemption N
 00000004000 000 4000 NOV # NOD #

CHANGES

Parcel On 02/04/2022	By COHUPTON	CMD1-Value Change	CMD2-Legal Change
Name On 02/04/2022	By COHUPTON	CMD3-Both Changes	CMD4-Sales Change
Values On 02/26/2021	By COHUMELI		
Legal On 02/04/2022	By COHUPTON	CMD22-Abort Entry	HELP-More Details