



Huerfano County

401 Main Street,
Walsenburg, CO 81089

719-738-1220 Ext.103

BULK-24-0011

Bulk Water Application

SITE ADDRESS: CO RD 520 # 02181

PROJECT NAME: Frankenfield- Water

EXPIRES: 06/16/2025

PARCEL: 36211

Permit Request:
Residential use

APPLICANT: Frankenfield, Michael
2181 County Road 520
WALSENBURG, CO 81089
727-810-5094

OWNER: Frankenfield, Michael
2181 County Road 520
WALSENBURG, CO 81089

PERMIT INFO:
User Type: County Resident
Full-time resident: Yes
Residence on property: Yes
Electrical Service: Yes

VALUATION:	Quantity	Value	FEES:	Paid	Due
			Administrative Fee	50.00	\$0.00
CONDITIONS				Total:	\$50.00
					\$0.00

Action by the Authorized Permitting Authority

Approved Conditional Approval Denial

Name _____

Signature _____ Date: _____

Comments _____

Title _____

WARRANTY DEED

THIS DEED, is dated the 21st day of November, 2024 and is made between DAVID WHERRY (whether one, or more than one), the "Grantor" of the State of Michigan and MICHAEL FRANKENFIELD (whether one, or more than one), the "Grantee," whose legal address is: 2180 COUNTY ROAD 520, WALSENBURG, CO 81089 of the State of Colorado

State Doc Fee:
Recording Fee:

WITNESS, that the Grantor, for and in consideration of the sum of One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00), 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 181, BLACK HILLS RANCHES, PHASE I, PLAT MAP NO. 258, RECORDED JANUARY 3, 1985 AT RECEPTION NO. 295313, ACCORDING TO THE RECORDS OF THE CLERK AND RECORDER FOR HUERFANO COUNTY, COLORADO.

also known by street and number as: 2181 County Road 520 ., 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 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 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 EXHIBIT "A" ATTACHED HERETO

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.

Signature of David Wherry
DAVID WHERRY

State of Michigan
County of Monroe

The foregoing instrument was acknowledged before me this 21 day of November, 2024 by DAVID WHERRY.

Witness my hand and official seal.
Notary Public Monroe County
My Commission Expires: 10/25/2030



EXHIBIT "A"
EXCEPTIONS TO TITLE

1. Taxes for the year 2024, 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. All roads, railroads, highways, alleys, rights of way, utilities and easements for ingress and egress therefore as shown on Huerfano County Road Map filed August 15, 1979.
7. Right of Way Agreement between Joe E. Faris and Sons and Black Hills Land Company, recorded September 16, 1985 at Book 375, Page 435
8. Declaration of Covenants, Conditions and Restrictions for Black Hills, recorded July 11, 1986 at Book 1M, Page 164, and recorded July 21, 1986 at Book 378, Page 56
9. Line Extension Contract and Agreement between San Isabel Electric Association Inc. and Dave J. Wherry, recorded June 6, 2002 at Reception No. 354242

**Huerfano County
Land Use Department
401 Main Street, Suite 304
Walsenburg, Colorado 81089
719-738-1220, ext 103**



January 2, 2025

This Letter is concerning Michael Frankenfield, permit BULK-24-0011, located at 2181 County Road 520, (Lots 181 Black Hills Filing #1) in Walsenburg, parcel number 36211. The property has a residence and structures. The property was investigated, there are no code violations on this property.

The applicant is requesting water for residential use.

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

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