

State Documentary Fee
\$7.50 11-07-2022

428504
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Nancy C. Cruz, Clerk & Recorder
Huerfano County, CO
11-07-2022 02:59 PM Recording Fee \$28.00

WARRANTY DEED

THIS DEED, is dated the 1 day of November, 2022, and
is made between
KATHLEEN WILKINSON FAMILY TRUST
(whether one, or more than one), the "Grantor" of the State of Colorado and
DAVID WAYNE MITCHELL
(whether one, or more than one), the "Grantee," whose legal address is: 331
Bella Vista Basin Lane, Port Lavaca, TX 77979 of the State of Texas

State Doc Fee:
Recording Fee:

WITNESS, that the Grantor, for and in consideration of the sum of Seventy Five Thousand Dollars and No Cents (\$75,000.00), 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 30, MAJORS RANCH, PHASE 1, Plat Map No. 343, recorded April 30, 1995 in Pocket 7, Folder 3, Plat Map No. 351, recorded August 26, 1995 at Pocket 7, Folder 3, Plat Map No. 355, recorded September 29, 1995 at Pocket 7, Folder 3, Plat Map No. 392, recorded December 31, 1996 at Reception No. 327236, ACCORDING TO THE RECORDS OF THE CLERK AND RECORDER FOR HUERFANO COUNTY, COLORADO.
TOGETHER WITH EXHIBIT "B."

also known by street and number as: TBD KETCHUM Drive, 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.

KATHLEEN WILKINSON FAMILY TRUST

[Signature]
GRANT ROBERT WILKINSON
SUCCESSOR TRUSTEE

State of New Mexico
County of COLLIER

The foregoing instrument was acknowledged before me this 1 day of November, 2022 by
KATHLEEN WILKINSON FAMILY TRUST.

Witness my hand and official seal.

[Signature]
Notary Public Jodi Dye
My Commission Expires: May 16, 2026

JODI DYE
Notary Public - State of New Mexico
Commission # 1137981
My Comm. Expires May 16, 2026