

# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## EXHIBIT "A"

### LEGAL DESCRIPTION

ISSUED BY

STEWART TITLE GUARANTY COMPANY

**File No.:** 2796397-IO

A TRACT OF LAND SITUATED IN THE NW1/4SE1/4 SECTION 31, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE SIXTH PRINCIPAL MERIDIAN LYING SOUTH OF THE SOUTH LINE OF THE COLORADO RIVER AND NORTH OF THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 335, TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD NUMBER 335 AND THE WEST LINE OF SAID NW1/4SE1/4 FROM WHICH THE CENTER OF SAID SECTION 31 BEARS N. 01 DEGREES 33' 18" W. A DISTANCE OF 965.50 FEET;  
THEN ALONG SAID WEST LINE N. 01 DEGREES 33' 18" W. A DISTANCE OF 114.11 FEET TO THE SOUTHERLY LINE OF THE COLORADO RIVER;  
THEN DEPARTING SAID WEST LINE AND ALONG SAID SOUTH LINE THE FOLLOWING TWO COURSES:

- 1.) N. 81 DEGREES 40' 00" E. A DISTANCE OF 336.73 FEET;
- 2.) N. 76 DEGREES 53' 00" E. A DISTANCE OF 580.91 FEET;

THEN DEPARTING SAID SOUTHERLY LINE S. 02 DEGREES 24' 56" E. A DISTANCE OF 296.38 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD;  
THEN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING THREE COURSES:

- 1.) S. 88 DEGREES 30' 42" W. A DISTANCE OF 541.11 FEET;
- 2.) N. 86 DEGREES 43' 18" W. A DISTANCE OF 301.00 FEET;
- 3.) S. 88 DEGREES 30' 42" W. A DISTANCE OF 66.90 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE TOWN OF NEW CASTLE, A COLORADO HOME RULE MUNICIPALITY, BY SPECIAL WARRANTY DEED RECORDED NOVEMBER 21, 2007 AT [RECEPTION NO. 737823](#).

For Informational Purposes Only: 6385 335 County Road, New Castle, CO 81647

APN: 212331400012, R380803

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.*

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ALTA Commitment for Title Insurance Schedule A (07-01-2021)

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