

RETURN RECORDED DOCUMENT TO:
Michael D. Miller
8 Maryland Avenue, Apt. 1A, Annapolis, MD 21401

Document Fee: \$20.30

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, dated 30th day of January, 2024, is made between **D&B Miller Family Trust** ("Grantor"), of the County of El Paso and the State of Colorado.

AND

Michael D. Miller ("Grantee"), of the County of Anne Arundel and the State of Maryland, whose legal address is 8 Maryland Avenue, Apt. 1A, Annapolis, MD 21401.

WITNESS, that the Grantor(s), for and in consideration of TWO HUNDRED THREE THOUSAND AND 00/100 DOLLARS (\$203,000.00) 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 the Grantee, **IN SEVERALTY** and the heirs, successors and assigns of the Grantee forever, all the real property, together with fixtures and improvements located thereon, if any, situate, lying and being in the County of El Paso and State of Colorado, described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT A

ALSO KNOWN AS: **TBD Forest View Road, Palmer Lake, CO 80133**

TOGETHER WITH, all and singular the hereditaments and appurtenances thereunto 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 in 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 heirs, successors and assigns of the Grantee forever. The Grantor, for the Grantor and the heirs, successors and assigns or the Grantor, warrants title to the same, subject to the Statutory Exceptions

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

D & B Miller Family Trust

by: Allen D. Miller
Allen D. Miller, Trustee

by: Beverley B. Miller
Beverley B. Miller, Trustee

State of : Colorado

County Of El Paso

}
}
} ss.

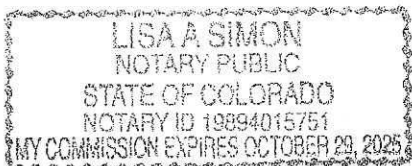
The foregoing instrument was subscribed, sworn to, and acknowledged before me this January 30th, 2024, by **Allen D. Miller and Beverley B. Miller, Trustees of the D&B Miller Family Trust**

My Commission expires: 10/28/25

Witness my hand and official seal.

[Signature]
Notary Public

**If tenancy is unspecified, the legal presumption shall be tenants in common (C.R.S. 38-31-101)



RETURN RECORDED DOCUMENT TO:
Michael D. Miller
8 Maryland Avenue, Apt. 1A, Annapolis, MD 21401

Document Fee: \$20.30

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, dated 30th day of January, 2024, is made between **D&B Miller Family Trust** ("Grantor"), of the County of El Paso and the State of Colorado.

AND

Michael D. Miller ("Grantee"), of the County of Anne Arundel and the State of Maryland, whose legal address is 8 Maryland Avenue, Apt. 1A, Annapolis, MD 21401.

WITNESS, that the Grantor(s), for and in consideration of TWO HUNDRED THREE THOUSAND AND 00/100 DOLLARS (\$203,000.00) 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 the Grantee, **IN SEVERALTY** and the heirs, successors and assigns of the Grantee forever, all the real property, together with fixtures and improvements located thereon, if any, situate, lying and being in the County of **El Paso** and State of Colorado, described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT A

ALSO KNOWN AS: **TBD Forest View Road, Palmer Lake, CO 80133**

TOGETHER WITH, all and singular the hereditaments and appurtenances thereunto 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 in 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 heirs, successors and assigns of the Grantee forever. The Grantor, for the Grantor and the heirs, successors and assigns or the Grantor, **warrants title to the same**, subject to the Statutory Exceptions

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

D & B Miller Family Trust
by: Allen D. Miller
Allen D. Miller, Trustee
by: Beverley B. Miller
Beverley B. Miller, Trustee

State of : **Colorado** }
County Of El Paso } ss.

The foregoing instrument was subscribed, sworn to, and acknowledged before me this January 30th, 2024, by **Allen D. Miller and Beverley B. Miller, Trustees of the D&B Miller Family Trust**

My Commission expires: 10/28/25

Witness my hand and official seal.
[Signature]
Notary Public

****If tenancy is unspecified, the legal presumption shall be tenants in common (C.R.S. 38-31-101)**

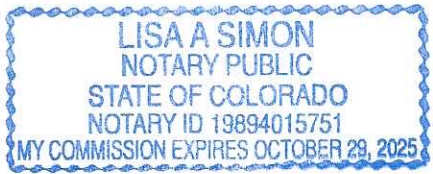


Exhibit 'A'

A tract of land located in a portion of the SW 1/4 of the NW 1/4 of Section 9, Township 11 South, Range 67 West of the 6th P.M., in the Town of Palmer Lake, El Paso County, Colorado, more particularly described as follows: Beginning at the Northeast corner of said SW 1/4 of the NW 1/4 of Section 9; Thence in a Westerly direction along the North line of said SW 1/4 NW 1/4 a distance of 778.47 feet; Thence angle left 88 degrees 43 minutes 10 seconds in a Southerly direction 501.00 feet for the True Point of Beginning of Tract to be hereby described; Thence continue on last mentioned course, a distance of 407.96 feet; Thence angle left 87 degrees 19 minutes 17 seconds in Southeasterly direction 532.04 feet; Thence angle left 92 degrees 09 minutes 23 seconds in a Northerly direction 407.94 feet; Thence angle left 87 degrees 50 minutes 37 seconds in a Northwesterly direction 535.76 feet to the True Point of Beginning of said tract, TOGETHER WITH a non-exclusive easement for ingress and egress as described and defined in Grant of Easement recorded in Book 5225 at Page 476, County of El Paso, State of Colorado.