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ARDIS W. SCHMITT  
EL PASO COUNTY CLERK & RECORDER

WARRANTY DEED

THIS DEED, Made this day of October 18, 1993, between

CARMEN KIOTZ

of the County of Jefferson and State of  
WISCONSIN, grantor, and

BEVERLEY B. MILLER

whose legal address is P. O. BOX 567 PALMER LAKE,  
COLORADO 80133 of the County of EL PASO and State of  
COLORADO, grantees:

DF  
5.49

STATE DOCUMENTARY

OCT 26 1993

FEE 5.49

WITNESSETH, that the grantor, for and in consideration of the sum of \$54,900.00 DOLLARS, 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, all the real property, together with improvements, if any, situate, lying and being in the County of EL PASO and State of Colorado, described as follows:

5.49

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 SEC. 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 DEGREE 43'10" 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 DEGREE 19'17" IN A SOUTHEASTERLY DIRECTION 532.04 FEET; THENCE ANGLE LEFT 92 DEGREE 09'23" IN A NORTHERLY DIRECTION 407.94 FEET; THENCE ANGLE LEFT 87 DEGREE 50'37" 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 IN GRANT OF EASEMENT RECORDED IN BOOK 5225 AT PAGE 476.  
also known as street and number FOREST VIEW ROAD, PALMER LAKE, COLORADO

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 said 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 said grantees, their heirs and assigns forever. And the said grantor, 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, 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 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 FOR TAXES FOR THE CURRENT YEAR, A LIEN BUT NOT YET DUE OR PAYABLE, EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees his 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.

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Carmen Klotz  
CARMEN KIOTZ

STATE OF Wisconsin  
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this day of October 18, 1993 by  
CARMEN KIOTZ

My Commission expires 10-22-95

Witness my hand and official seal STATE OF WISCONSIN  
Paula J. Mueller  
Notary Public

