

AFFIDAVIT OF NOTIFICATION TO SEVERED MINERAL ESTATE OWNER(S)

I Joseph Alessi (applicant/owner/consultant) researched the records of the El Paso County Clerk and Recorder and established that there X was/ was not a mineral estate owner(s) on the real property known as 18050 Quarter horse Lane Colo Springs CO 80908

Pursuant to §24-65.5-103(4), C.R.S., I certify that a Notice of an initial public hearing/administrative decision will be mailed to the mineral estate owner(s) (if established above) and a copy will be mailed to the El Paso County Planning and Community Development Department no less than thirty (30) days prior to the initial public hearing/administrative decision.

Dated this 11th day of June, 2026.

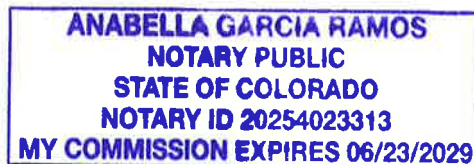
Joseph Alessi

STATE OF COLORADO)
) s.s.
COUNTY OF EL PASO)

The foregoing certification was acknowledged before me this 11th day of June, 2026, by Joseph Alessi.

Witness my hand and official seal.

My Commission Expires: 06/23/2029



Anabella Garcia Ramos
Notary Public

Filed for record the

No. 417824

JUN 18 1965

A. D. 19

55

BOOK 2079 PAGE 1094

HARRIET BEALS

RECORDED

Warranty Deed

(STATUTORY FORM)

Know all Men by these Presents, That Harold F. Vessels, Cecelia M. Vessels and Elizabeth Ann Ayers, formerly Elizabeth Ann Vessels of the County of El Paso and State of Colorado for the consideration of One Dollar and other good and valuable considerations, in hand paid, hereby sell and convey to Willow Springs Development Co., a Colorado Corporation

of the County of El Paso and State of Colorado following Real Property situate in the County of El Paso and State of Colorado, to-wit:

The South 1/2 of the South 1/2 of Section 10 and all of Section 15 in Township 11 South, Range 65 West of the 6th P.M. except an undivided 1/2 of all oil, gas and other minerals, in, on and under the described property.



with all its appurtenances and warrant the title to the same except for taxes for the year 1965; except a trust deed dated May 14, 1963, securing a promissory note in the original amount of \$30,000.00 payable to the Travelers Insurance Company that is recorded in Book 1964 at Page 221, El Paso County records; and subject to lawful rules, regulations and assessments of the Douglas County Soil Conservation District.

Signed and delivered this 15th

day of June 1965

Harold F. Vessels

Cecelia M. Vessels

Elizabeth Ann Ayers

formerly Elizabeth Ann Vessels

STATE OF COLORADO

County of El Paso

STATUTORY ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 15th day of June 1965 by Harold F. Vessels, Cecelia M. Vessels and Elizabeth Ann Ayers, formerly Elizabeth Ann Vessels. Witness my hand and official seal. My commission expires May 21st, 1968.



Notary Public

The printed form of this form have been approved by the Colorado Springs Board of Realtors, Inc. If Joint Tenancy required, add after granters names — in Joint Tenancy.



Courtesy of The SECURITY ABSTRACT & TITLE COMPANY 120 N. CHELSEA • 834-3733 • COLORADO SPRINGS AGENT FOR THE TITLE GUARANTEE COMPANY, DENVER

This Deed, Made this **3rd** day of **March** in the year of our Lord
one thousand nine hundred and fifty between

STANLEY ROOT and ELLEN ROOT

of the County of **El Paso** and State of Colorado, of the first part, and

VERNON W. REUNITZ and JOANN REUNITZ

of the County of **El Paso** and State of Colorado, of the second part:

Witnesseth, That the said part **1st** of the first part, for and in consideration of the sum of **TEN and No/100** ----- DOLLARS, to the said part **1st** of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following described lot or parcel of land, situate, lying and being in the County of **El Paso** and State of Colorado, to-wit:

The South half of the South half of Section 10 and all of Section 15 in Township 11 South, Range 65 West of the 6th P. M.

In accepting this Deed of Conveyance the Grantees agree that the Grantors are reserving to themselves **one-fourth of all oil and minerals rights, in and under the above described land.**

$\frac{1}{4}$



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 part **1st** of the first part, 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 parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor forever. And the said parties of the first part, for **them selves, their** heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, that at the time of the ensembling and delivery of these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have 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 and incumbrances of whatever kind or nature soever, except 1950 taxes, except Trust Deed to Federal Land Bank for \$7800.00 on which there is a balance due of \$7332.00, and one for \$1200.00 on which there is a balance due of \$1080.00 and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part **1st** of the first part shall and will WARRANT AND FOREVER DEFEND.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Stanley Root Seal
Ellen Root Seal
Seal



STATE OF COLORADO,

County of El Paso ss. The foregoing instrument was acknowledged before me this day of March 1950, by* STANLEY ROOT and ELLEN ROOT.

Witness my hand and official seal.
My commission expires November 30, 1952

Rosemary E. Cameron
Notary Public.

*If acting in official or representative capacity, insert name and also office or capacity and for whom acting.

21
No. 928319
Warranty Deed
TO JOINT TENANTS

R TO *R*

STATE OF COLORADO, } ss.
County of EL PASO

I hereby certify that this instrument was filed for record in my office this day of MAR 6 1950, A. D. 19 50 at 9 o'clock A M., and duly recorded in Book 1243, Page 543.
Charles J. [Signature]
Recorder.

By Deputy.

Fees, \$ 1.45
WHEN RECORDED RETURN TO
Louis Wood Kibbey

OUT WEST PRG. & STAT. CO., COLORADO SPRINGS 81716

This Deed, Made this 26th day of April in the year of our Lord

one thousand nine hundred and fifty-six between
F. W. CHARLES and ADA A. CHARLES
of the County of Ford and State of Kansas, of the first part, and

PAUL W. BUSSE and JO ANN BUSSE
of the County of El Paso and State of Colorado, of the second part;

Witnesseth, That the said parties of the first part, for and in consideration of the sum of
TEN DOLLARS (\$10.00) and other good and valuable consideration ~~to them~~,
to the said parties of the first part in hand paid by the said parties of the second part, the receipt whereof is
hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do
grant, bargain, sell, convey and confirm, unto the said parties of the second part, not in tenancy in common but in
joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following
described lot or parcel of land, situate, lying and being in the County of El Paso and State
of Colorado, to-wit:

The South half of the South half of Section 10,
all of Section 15 in Township 11 South, Range 65
West of the 6th P.M.,

Reserving to the Grantors an undivided one-fourth
interest in and to all oil, gas and mineral rights.

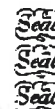
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appur-
taining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the
estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, 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
parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor forever.
And the said parties of the first part, for themselves, heirs, executors, and administrators, do
covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns
and the heirs and assigns of such survivor, that at the time of the enrolling and delivery of these presents, are
well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance,
in law, in fee simple, and have 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 and incumbrances of whatever kind or nature soever, except Mortgages
given to Federal Land Bank recorded on Pages 504 and 513, Book 1145 of El Paso
County records and subject to Oil, Gas and Mineral reservations and leases re-
corded, and subject to 1956 taxes, and subsequent taxes,
and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the
survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons
lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will
WARRANT AND FOREVER DEFEND.

In Witness Whereof, The said parties of the first part have hereunto set their hand s
and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

F. W. Charles
Ada A. Charles



KANSAS
STATE OF COLORADO

County of HOUSHAW The foregoing instrument was acknow-
edged before me this 30th day of April, 1956,
by F. W. Charles and Ada A. Charles

Witness my hand and official seal.

My commission expires August 23, 1958

Esther L. Whitt, Notary Public

*If acting in official or representative capacity, insert name and also office or capacity and for whom acting