

28-11-66  
ADDRESS OF PROPERTY

ASSESSOR'S DESCRIPTION

38-  
TAX DIST

61284-02-016  
PARCEL NO

W 200.0 FT OF LOTS 25, 26 BLK 3 BLACK FOREST  
PARK SUB

GRANTEE	BOOK	PAGE	DATE	KIND OF INSTRUMENT	REMARKS
ROMERO GILBERT + JEAN D	2460	120	1/10/72	WCD855175	from 61284-02-01

FOOLS GOLD LN  
ADDRESS OF PROPERTY

ASSESSOR'S DESCRIPTION

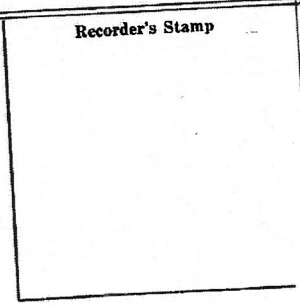
38-  
TAX DIST.

61284-02-020  
PARCEL NO.

E 100.0 FT OF LOTS 25, 26 BLK 3 BLACK FOREST PARK SUB

GRANTEE	DATE	BOOK	PAGE	KIND OF INSTRUMENT	REMARKS
SLOAN FAY H + CLAIR L C/O SUNTKEN LAWRENCE D	1/20/75	2728	869	126801 WD	11975 from 61284-02-007
Downtown, O. D.	9-3-76	2857	91	259612 WD	
Citadel Bank	6-2-80	3316	274	672921 PTD	
Romero, Gilbert & Jean D.	7-25-83	3759	327	1004995 WD	JT

THIS DEED, Made this 27th day of December 1971,  
19 71, between Hugh Mathews



of the State of California County of San Diego, State of  
Gilbert Romero and Jean Dorothy Romero  
of the City and County of Denver and State of  
Colorado, of the second part:

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of  
One thousand seven hundred and no/100----- DOLLARS  
to the said part y of the first part in hand paid by the said parties of the second part, the receipt  
whereof is hereby confessed and acknowledged, has remised, released, sold, conveyed and quit  
claimed, and by these presents does remise, release, sell, convey and quit claim unto the said parties of  
the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the  
right, title, interest, claim and demand which the said part y of the first part has in and to 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 West 200 feet of Lots 25 and 26 in Block 3 and  
Lots 16 and 17 in Block 4 in Black Forest Park, a  
Subdivision of the E 1/2 SE 1/4 Section 28, Township 11 South,  
Range 66 West  
According to the plat thereof recorded in Plat Book P  
at Pages 42 and 43, in El Paso County, Colorado

STATE DOCUMENTARY FEE  
JAN 10 1972

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privi-  
leges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest,  
and claim whatsoever of the said part y of the first part, either in law or equity, unto the said parties  
of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy.

IN WITNESS WHEREOF, The said part y of the first part has hereunto set his  
hand and seal the day and year first above written.  
Signed, Sealed and Delivered in the presence of Hugh Mathews [SEAL]  
[SEAL]  
[SEAL]

STATE OF ~~COLORADO~~ California  
County of San Diego ss.

The foregoing instrument was acknowledged before me this 27th day of December 1971,  
19 71, by Hugh Mathews

My commission expires April 13, 1973

WITNESS my hand and official seal.



Lucille M. Behnke  
Notary Public.

# Warranty Deed

(STATUTORY FORM)

Know all Men by these Presents, That

LAWRENCE D. SUNTKEN  
 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 FAY H. SLOAN AND CLAIR L. SLOAN, in joint tenancy,  
 as Husband and Wife  
 of the County of El Paso and State of Colorado, the  
 following Real Property situate in the County of El Paso and State of  
 Colorado, to-wit:

The East 100 feet of Lots 25 and 26 in Block  
 3 and Lots 13, 14, 15, 18, 19, 20, and 21 in  
 Block 4, all in Black Forest Park, a sub-  
 division of the East  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of  
 Section 28, Township 11 South, Range 66 West  
 of the 6th P.M.

3.50

WARRANTY  
 JAN 20 1975  
 3.50

with all its appurtenances and warrant the title to the same, subject to easements,  
 covenants, restrictions of record, if any; also the general  
 taxes for 1974 and subsequent years.

Signed and delivered this 29th day of November, 19 74

*Lawrence D. Sunkten*  
 LAWRENCE D. SUNTKEN

STATE OF Colorado } ss. STATUTORY ACKNOWLEDGMENT  
 County of El Paso }  
 This 29th day of November, 19 74,  
 by Lawrence D. Sunkten  
 Witness my hand and official seal.  
 My commission expires My Commission Expires October 4, 1977.



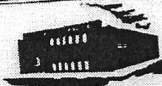
*Mark Edgar*  
 NOTARY PUBLIC

STATE OF \_\_\_\_\_ } ss. The foregoing instrument was acknowledged before me  
 County of \_\_\_\_\_ } day of \_\_\_\_\_, 19 \_\_\_\_\_,  
 this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_,  
 by \_\_\_\_\_ as \_\_\_\_\_  
 and \_\_\_\_\_ as \_\_\_\_\_ Secretary of  
 a corporation.

Witness my hand and official seal.  
 My commission expires \_\_\_\_\_

NOTARY PUBLIC

If Joint Tenancy required, add after grantees  
 names -- in Joint Tenancy.



Courtesy of  
 The SECURITY ABSTRACT & TITLE COMPANY  
 138 E. COCHRAN - 834-3733 • COLORADO SPRINGS  
 AGENT FOR TRANSAMERICA TITLE INSURANCE CO.



9 - 3 - 76

State of Colorado  
County of El Paso

Recorded at 3:40 P.M. SEP 3 1976 BOOK 2857 PAGE 91  
Reception No. 259612 HARRIET BEALS Recorder Deputy

THIS DEED, Made this 30th day of July, 1975

between Fay H. Sloan and Clair L. Sloan, husband and wife

of the County of Lincoln and State of Colorado, of the first part, and O. D. Downtain of the Town of Limon County of Lincoln 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 One Dollar and other good and valuable considerations - - - - - DOLLARS to the said parties of the first part in hand paid by said party 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 party of the second part, his heirs and assigns forever, all the following described lot s or parcel s of land, situate, lying and being in the County of El Paso and State of Colorado, to wit:

The East 100 feet of Lots 25 and 26 in Block 3 all in Black Forest Park, a sub-division of the East half of the SE 1/4 of Section 28, Township 11 South, Range 66 West of the 6th. P. M.

STATE DOCUMENTARY

SEP 3 1976

FFEE \$ 40

40¢ doc fee

TOGETHER with all and singular the hereditaments and appurtenances thereto 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 parties 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 party of the second part, his heirs and assigns 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 party of the second part, his heirs and assigns, that at the time of the enrolling 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 as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever.

Subject to the 1976 Real Estate Tax

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns 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 hands and seal the day and year first above written.

Fay H. Sloan (SEAL)  
Clair L. Sloan (SEAL)

STATE OF COLORADO,

County of Lincoln ss. The foregoing instrument was acknowledged before me this 19th day of July, 1975, by Fay H. Sloan and Clair L. Sloan

30th day of July

1975. Witness my hand and official seal.

Notary Public





JUN 2 1980

BCU 3316 PAGE 274

Filed for record the day of A. D. 1980

Reception No. 672921

ARDIS W. SCHMITT

#11480

Deputy

State of Colorado  
County of El Paso

This Deed, Made this 30th day of May in the year of our Lord One Thousand Nine Hundred and Eighty between ESTHER E. RINARD as the Public Trustee, in and for the County of El Paso in the State of Colorado, hereinafter called the party of the first part, and THE CITADEL BANK

hereinafter called the party of the second part, WITNESSETH:

That Whereas, O. D. DOWNTOWN did, by deed of trust dated the 8th day of September, A. D. 1977, and recorded in the office of the County Clerk and Recorder of the County of El Paso in the State of Colorado, on the 23rd day of September, A. D. 1977, in Book 2963 at Page 686, convey to the Public Trustee in trust the property hereinafter described to secure the payment of an indebtedness in said deed of trust set forth, and,

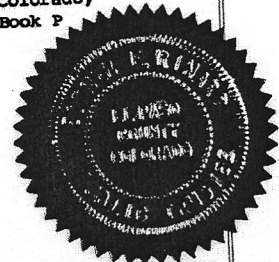
Whereas, default, violation or breach having been made in certain of the terms, conditions, covenants and agreements of said deed of trust as shown by the notice of election and demand for sale filed with the Public Trustee, a copy thereof being duly recorded in the office of said County Clerk and Recorder, the said property was advertised for sale at public auction at the place and in the manner provided by law and by said deed of trust and a printed copy of the notice of sale was in apt time mailed to the several persons required by statute and said property was in pursuance of said notice sold to THE CITADEL BANK

for the sum hereinafter set forth and a certificate of purchase thereof was made and recorded\*

And said property not having been redeemed from said sale;

Now Therefore, the party of the first part by virtue of the power and authority vested in her by law and by the said deed of trust as such Public Trustee and in consideration of the premises and of the sum of Five Thousand One Hundred Twenty Three and 65/100 DOLLARS to the Public Trustee heretofore paid by the said purchaser at said sale, the receipt whereof is hereby acknowledged, hereby conveys, remises, releases and quit claims unto the said party of the second part, its successors heirs and assigns forever, all the right, title and interest which the Public Trustee acquired by virtue of said deed of trust in and to the following described property situate, lying and being in the County of El Paso and State of Colorado, to-wit:

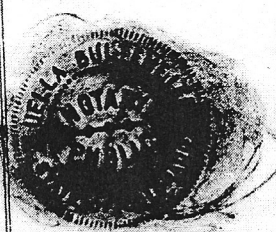
The East 100 feet of Lots 25 and 26 in Block 3, in Black Forest Park, County of El Paso, State of Colorado, according to the plat thereof recorded in Plat Book P at Page 42.



To Have and to Hold the same unto the said party of the second part, its successors heirs and assigns forever.

Witness the hand and seal of the party of the first part, the day and year first above written.

Esther E. Rinard  
As Public Trustee in and for the County of El Paso in the State of Colorado.



STATE OF COLORADO,  
County of El Paso } ss. The foregoing instrument was acknowledged before me this 30th day of May, 1980, by Esther E. Rinard as the Public Trustee in and for the County of El Paso State of Colorado.  
Witness my hand and official seal.  
My commission expires September 14, 1981

Stella Bultman  
Notary Public

\*If certificate has been assigned insert "and said certificate of purchase was assigned to (naming assignee)."

01004995

1983 JUL 25 PM 3 23

BOOK 3759 PAGE 327

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ A. MARVIS M. DEWISIT, Clerk of El Paso County Clerk & Recorder

# Warranty Deed

Know all Men by these Presents, That

THE CITADEL BANK  
 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 GILBERT ROMERO and JEAN D. ROMERO "in Joint Tenancy", of the County of Jefferson and State of Colorado whose mailing address is 7743 Newland, Arvada, Colorado 80003 the following Real Property situate in the County of El Paso and State of Colorado, (Assessor's Schedule Number 61284-02-020) to-wit:

The East 100 feet of Lots 25 and 26 in Block 3, in Black Forest Park, County of El Paso, State of Colorado, according to the plat thereof recorded in Plat Book P at Page 42.

STATE DOCUMENTARY

JUL 25 1983

FEE \$ 12.00

with all its appurtenances and warrant(s) the title to the same, subject to 1983 taxes and all subsequent years, restrictions, reservations, covenants, easements and rights-of-way of record, if any.

Doc Fee -204



and delivered this 22nd day of July, 1983

THE CITADEL BANK

*Greg N. Walters, VP*

Greg N. Walters, Vice President

STATE OF \_\_\_\_\_ } as The foregoing instrument was acknowledged before me  
County of \_\_\_\_\_ }  
this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

Witness my hand and official seal.  
My commission expires \_\_\_\_\_

NOTARY PUBLIC

STATE OF COLORADO } as The foregoing instrument was acknowledged before me  
County of El Paso }  
this 22nd day of July, 1983  
by Greg N. Walters as Vice President  
and \_\_\_\_\_ as \_\_\_\_\_ Secretary of  
\_\_\_\_\_ a corporation.

Witness my hand and official seal.  
My commission expires 12-8-84



*Greg N. Walters*  
3225 Austin Bluffs Pkwy, Colo. Spgs. CO 80907

83-519

\*If joint tenancy is not desired, strike the phrase between the asterisks.



Furnished by

FIRST AMERICAN TITLE COMPANY  
3225 Austin Bluffs Parkway  
Colorado Springs, Colorado 80907

RECORDED AS ACCOMMODATION ONLY.