

Doc Fee: \$0.00

BARGAIN AND SALE DEED

THIS BARGAIN AND SALE DEED, dated 2nd day of April, 2015 , is made between

Kenneth I. Rushing and Carol A. Rushing, Trustees under the Kenneth I. Rushing and Carol A. Rushing Revocable Trust dated March 13, 1998 ("Grantor"), of the County of **El Paso** and the State of **Colorado**;

AND

Deborah D. Robertson Living Trust dated August 7, 2007 ("Grantee"), of the County of **El Paso** and State of **Colorado**; whose legal address is **TBD Brown Road, Colorado Springs, CO 80908** .

WITNESS, that Grantor, for and in consideration of **TEN AND 00/100 DOLLARS (\$10.00)**, 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 Grantee, , and the heirs and assigns of Grantee forever, all the right, title and interest which Grantor has in and to the real property, together with the fixtures and improvements located thereon, if any, situate, lying and being in the County of **El Paso** and State of **Colorado**, described as follows:

All water rights owned by Grantor that have been appropriated or adjudicated for use and benefit of the property in Consolidated Case Nos. 06CW100 (Div 1) and 06CW20 (Div 2) as pertinent to property referenced on attached "Exhibit A"

ALSO KNOWN AS: **TBD Brown Road, Colorado Springs, CO 80908**

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, unto the Grantee, and the heirs, successors and assigns of the Grantee forever.

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

Kenneth I. Rushing and Carol A. Rushing, Trustees under the Kenneth I. Rushing and Carol A. Rushing Revocable Trust dated March 13, 1998

Kenneth I. Rushing

Kenneth I. Rushing, Trustee

Carol A. Rushing

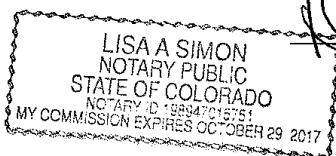
Carol A. Rushing, Trustee

State of Colorado }
County Of El Paso } ss.

The foregoing instrument was acknowledged before me this 2nd day of April, 2015, by **Kenneth I. Rushing and Carol A. Rushing, Trustees under the Kenneth I. Rushing and Carol A. Rushing Revocable Trust dated March 13, 1998.**

My Commission expires:

Witness my hand and official seal.



[Signature]

Notary Public



215033361

LEGAL DESCRIPTION

A parcel of land situated in the Southeast quarter of the Southeast quarter of Section 12, Township 11 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, to wit:

The Southeast quarter of the Southeast quarter of said Section 12, except the Westerly 30.00 feet for public road purposes, and described as follows:

Beginning at the Southeast corner of said Section 12, said corner monumented by an alloy capped steel pin marked PLS #25361;

Thence S89°04'51" W, along the South line of the Southeast quarter of the said Section 12, a distance of 1305.15 feet to a point 30.00 feet Easterly of the Southwest corner thereof, said corner monumented by a plastic capped steel pin marked PLS #23875;

Thence N00°13'51"W, 30.00 feet Easterly of and parallel with the West line of the said Southeast quarter of the Southeast quarter of the said Section 12, a distance of 1325.59 feet to a point on the North line thereof, said corner monumented by a plastic capped steel pin marked PLS #23875;

Thence N89°01'29"E, along the North line of the said Southeast quarter of the Southeast quarter of the said Section 12, a distance of 1307.46 feet to the Northeast corner thereof, said corner monumented by an alloy capped steel pin marked PLS #13830;

Thence S00°07'55"E, along the East line of the said Southeast quarter of the Southeast quarter of the said Section 12, a distance of 1326.90 feet to the point of beginning, subject to an ingress/egress and utility easement over the Northerly 30' thereof.