

WARRANTY DEED

RECORDER'S STAMP

THIS DEED, made this 4th day of October, 2018, between

DEBORAH D. ROBERTSON LIVING TRUST DATED AUGUST 7, 2007

of the County of El Paso, State of Colorado, grantor(s), and

SONSHIP PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

whose legal address is 997 Elizabeth Dr. Rocky Ford, CO
81067

of the County of ~~El Paso~~, State of Colorado,

grantees: OTERO

DOC FEE \$32.00

WITNESS, that the grantor(s), for and in consideration of the sum of **Three Hundred Twenty Thousand and 00/100, (\$320,000.00)**, the receipt and sufficiency of which is hereby acknowledged, have/has granted, bargained, sold and conveyed, and by these presents do(es) 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 County of EL PASO and State of Colorado, described as follows:

EXHIBIT A

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,

COUNTY OF EL PASO, STATE OF COLORADO.

also known by street and number as **TBD BROWN ROAD, COLORADO SPRINGS, CO 80908;**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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 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 grantees, their heirs and assigns forever. And the grantor(s), for him/herself, its/their heirs and personal representatives do(es) 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 are well seized of the premises above conveyed, have/had good, sure, perfect absolute and indefeasible estate of inheritance, in law, in fee simple, and have/had 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 AND SUBSEQUENT YEARS, EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD IF ANY; AND DISTRIBUTION UTILITY EASEMENTS; AND MATTERS NOT SHOWN BY THE PUBLIC RECORDS BUT OF WHICH GRANTEE HAS ACTUAL KNOWLEDGE; AND INCLUSION OF THE PROPERTY WITHIN ANY SPECIAL TAXING DISTRICT; AND BENEFITS AND BURDENS OF ANY DECLARATION AND PARTY WALL AGREEMENTS, IF ANY AND SUBJECT TO THOSE EXCEPTIONS REFERRED TO IN TITLE INSURANCE COMMITMENT NO. 3117418-05797 ISSUED BY GUARDIAN TITLE AGENCY, LLC.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF the grantor(s) have/had executed this deed on the date set forth above.

DEBORAH D. ROBERTSON LIVING TRUST DATED AUGUST 7, 2007

[Signature]
By: DEBORAH D. ROBERTSON, Trustee

STATE OF COLORADO
COUNTY OF EL PASO }ss.

The foregoing instrument was acknowledged before me this 21st day of October, 2018, by DEBORAH D. ROBERTSON, TRUSTEE OF DEBORAH D. ROBERTSON LIVING TRUST DATED AUGUST 7, 2007.

Witness my hand and official seal.

[Signature]
Notary Public

My commission expires 8.25.2022

SUSAN M PERRY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144033273
MY COMMISSION EXPIRES AUGUST 25, 2022

Name and Address of person Creating Newly Created Legal Description (§ 38-35-105, C.R.S.)
Guardian Title #3117418-05797