

PERSONAL REPRESENTATIVE'S DEED
(Testate Estate)

Doc Feb 31.50

THIS DEED is made by Lee A Morey as Personal Representative of the Estate of Verena Lorraine Veith, a/k/a Verena L. Veith, a/k/a Verena Veith, Grantor, to Miguel Topete Torres, Grantee, whose legal address is P.O. Box 15499, of the City of Colorado Springs, County of El Paso, State of Colorado.

WHEREAS, the Last Will and Testament of the above-named decedent was made and executed in the lifetime of the decedent, and is dated August 16, 2017, which Will was duly admitted to formal probate on March 26, 2019 by the Court in and for the City of Colorado Springs, County of El Paso, State of Colorado, Probate No. 2019PR30291;

WHEREAS, Grantor was duly appointed Personal Representative of said Estate on March 26, 2019, and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby sell, convey, assign, transfer and set over unto said Grantee for and in consideration of three hundred fifteen thousand dollars (\$315,000.00) the following described real property situate in the City of Peyton, County of El Paso, State of Colorado:

See Exhibit A, Legal Description, attached hereto and incorporated by reference

also known by street and number as: 5805 N. Meridian Road, Peyton, Colorado 80831
El Paso County Assessor's Parcel Number: 4318000006

With all appurtenances, including any and all water rights owned by the Grantor, if any, subject to general property taxes for the year 2020 and subject to easements, reservations, restrictions, and covenants of record.

As used herein, the singular includes the plural and the plural the singular.

Executed Feb. 12, 2020. Lee A. Morey as Personal Representative
Lee A. Morey, as Personal Representative of the
Estate of Verena Lorraine Veith, a/k/a Verena L. Veith,
a/k/a Verena Veith

STATE OF COLORADO)
) ss.
COUNTY OF El Paso)

The foregoing instrument was acknowledged before me this 12 day of Feb., 2020 by Lee A. Morey as Personal Representative of the Estate of Verena Lorraine Veith, a/k/a Verena L. Veith, a/k/a Verena Veith.

Witness my hand and official seal.
My commission expires: 1/23/24

[Signature]
Notary Public

EMILY WEITZEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124001381
My Commission Expires January 23, 2024

EXHIBIT A

A PORTION OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER-CORNER OF SECTION 18; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 18, 680.90 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY; THENCE CONTINUE SOUTHERLY ALONG SAID WEST LINE 340.43 FEET; THENCE EASTERLY PARALLEL WITH THE EAST-WEST CENTER-QUARTER LINE OF SECTION 18, 2560.10 FEET; THENCE NORTHERLY 340.34 FEET TO A POINT THAT IS 2559.52 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE 2559.52 FEET WESTERLY TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.