

**CONFIRMATION DEED**

**(CRS §38-38-502)**

**Public Trustee's Foreclosure Sale No. EPC200904041**

THIS DEED is made November 23, 2010 between Thomas S. Mowle as the Public Trustee in and for the County of El Paso, State of Colorado, grantor and First National Bank, grantee, the holder of the certificate of purchase whose legal address is 155 EAST BOARDWALK, SUITE 200, FORT COLLINS, CO 80525.

WHEREAS, the Grantor(s) described below did convey to the public trustee, in trust, the property hereinafter described to secure the payment of the indebtedness provided in said deed of trust:

Original Grantor(s)	Edward A. Edwards
Original Beneficiary(ies)	First National Bank of Colorado
Current Holder of Evidence of Debt	First National Bank
Date of Deed of Trust	November 30, 2007
County of Recording	El Paso
Recording Date of Deed of Trust	December 07, 2007
Recording Information (Reception and/or Book & Page)	207156125

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WHEREAS, a violation was made in certain of the terms and covenants of said deed of trust as shown by the notice of election and demand for sale filed with the Public Trustee; the said property was advertised for public sale at the place and in the manner provided by law and by said deed of trust; combined notice of sale and right to cure and redeem was given as required by law; said property was sold according to said combined notice; and a certificate of purchase thereof was made and recorded in the office of said county Clerk and Recorder; and

WHEREAS, all periods of redemption have expired.

NOW, THEREFORE, the Public Trustee, pursuant to the power and authority vested by law and by the said deed of trust, confirms the foreclosure sale and sells and conveys to grantee the following described property located in the County of El Paso, State of Colorado, to wit:

See Exhibit "A" attached hereto, and incorporated herein, by reference.

together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters. (the "Real Property") located in El Paso County, State of Colorado.

Also known by street and number as: 7360 Shoup Road, Colorado Springs, CO 80908

To have and to hold the same, with all appurtenances, forever.

Executed on: November 23, 2010

Thomas S. Mowle, Public Trustee in and for the County of El Paso, State of Colorado



*Dana Bidlack*  
By: Dana Bidlack, Deputy Public Trustee

When Recorded Return to: El Paso County Public Trustee

EPC200904041

EXHIBIT "A"

That portion of the West Half of the Southeast Quarter of Section 8, Township 12 South, Range 65 West of the 6th Principal Meridian, more particularly described as follows: Beginning at a point on the North-South Center Line of Section 8 which is 30 feet North of the South Quarter Corner thereof; thence run in a Northerly direction along the said center Line of Section 1953.29 feet; thence angle right 89 degrees 09 minutes 23 seconds Easterly 1299.85 feet; thence angle right 90 degrees 43 minutes 17 seconds Southerly 1537.98 feet; thence angle right 89 degrees 22 minutes 15 seconds Westerly 851.80 feet; thence angle left 89 degrees 22 minutes 15 seconds Southerly 417.40 feet, more or less, to a point that is 30 feet North of the South Line of Section 8; thence angle right 89 degrees 22 minutes 15 seconds Westerly parallel to the said South Line of Section 8, 452.17 feet, more or less, to the point of beginning, excepting therefrom that portion platted as the S. Hannasch Subdivision recorded April 9, 1993 in Plat Book E5 at Page 222.