Filed for record the JUN 2 day of 1980 A.D. 19 at 3:56 o'clock P.M. BOOK 3316 PAGE 752

No. 673314

ARDIS W. SCHMITT RECORDER

Doris Buckley Deputy

2.00

State of Colorado
County of El Paso

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That Daniel T. Conlin and Karen L. Conlin of the County of El Paso and State of Colorado for the consideration of One hundred dollars and other good and valuable consideration ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ in hand paid hereby sell and convey to Esther D. Smits whose legal address is (including road or street address if applicable) 4104 Pianta Drive, Colorado Springs ~~xxxxxxxxxxxxxxx~~ of the County of El Paso and State of Colorado 80907 the following Real Property situated in the County of El Paso and State of Colorado, to wit:

PARCEL A:

The East half of the Southeast Quarter of the Southeast Quarter of Section 7, Township 14 South, Range 64 West of the 6th P.M. in El Paso County, Colorado, EXCEPTING THEREFROM, the West 212 feet thereof, and EXCEPTING THEREFROM, that portion described in Decree recorded November 23, 1973 in Book 2639 at Page 866, and more particularly described as follows:

DF 5.60

All that portion of the East half of the Southeast Quarter of the Southeast Quarter of said Section 7 lying East of a line extending from a point on the South line of said Section 7 that is 109.5 feet West of the Southeast corner thereof to a point on the North line of the Southeast Quarter of said Section 7 that is 104.5 feet West of the Northeast corner thereof.

PARCEL B:

The West 212 feet of the East half of the Southeast Quarter of the Southeast Quarter of Section 7, Township 14 South, Range 64 West of the 6th P.M., in El Paso County, Colorado.

with all its appurtenances and warrant(s) the title to the same, subject to

As to Parcel A, only, A Deed of Trust given to secure an indebtedness of $23,000.00, dated July 3, 1979, recorded July 12, 1979 in Book 3193 at Page 637, given by Daniel T. Conlin to the Public Trustee of El Paso County, Colorado for the use of The Central Bank of Colorado Springs.

Subject also to an AGREEMENT, dated April 26, 1977, by and between Daniel T. Conlin, d/b/a American Auto Salvage, as Seller, and Terry T. Mandel, as Buyer. Grantee herein agrees to perform and execute all the requirements of the Seller in said agreement that apply to the above described parcels of real estate.

Subject further to the 1980 general taxes, all subsequent general and special taxes, and all covenants, easements, restrictions, and reservations of record.

Signed and delivered this 29th day of May 19 80

STATE DOCUMENTARY
JUN 2 1980
FEE $ 5.60

Daniel T. Conlin

Karen L. Conlin

STATE OF Colorado
County of El Paso } SS

The foregoing instrument was acknowledged before me this 30th day of May 19 80 by Daniel T. Conlin and Karen L. Conlin

Witness my hand and official seal.
My commission expires 10/24/82

Margaret [illegible]
NOTARY PUBLIC

NOTARIAL SEAL STATE OF COLORADO

STANDARD FORM NO. 14
COLORADO SPRINGS BOARD OF REALTORS, INC.

* IF JOINT TENANCY IS NOT DESIRED STRIKE PHRASE BETWEEN ASTERISKS

14482