

Filed for record the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

No. \_\_\_\_\_ El Paso County Clerk & Recorder \_\_\_\_\_ RECORDER

# Warranty Deed

202

KNOW ALL MEN BY THESE PRESENTS, That FRANK SMITS and ESTHER D. SMITS

of the County of El Paso and State of Colorado for the consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$ 10.00 ) dollars in hand paid hereby sell and convey to Terry J. Mandel and Mary C. Mandel, as tenants in common whose legal address is (including road or street address if applicable) 12750 East Highway 94 Colorado Springs, Colorado

~~in Joint Tenancy~~ of the County of El Paso and State of Colorado 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:

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.

Purported Street Address: 12750 East Highway 94

with all its appurtenances and warrant(s) the title to the same, subject to taxes for the year 1980 and all subsequent years.

Signed and delivered this 29th day of August 1980  
STATE DOCUMENTARY  
SEP 2 1980  
FEE \$ 11.24  
Frank Smits  
Frank Smits  
Esther D. Smits  
Esther D. Smits

STATE OF COLORADO } SS The foregoing instrument was acknowledged before me  
County of EL PASO  
this 29th day of August 1980  
by Frank Smits and Esther D. Smits

Witness my hand and official seal.  
My commission expires Sept 5, 1983

L. Lorine Wade  
NOTARY PUBLIC

STATE OF \_\_\_\_\_ } SS The foregoing instrument was acknowledged before me  
County of \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
as \_\_\_\_\_ President  
as \_\_\_\_\_ Secretary of  
\_\_\_\_\_ a corporation.

and official seal.  
My commission expires \_\_\_\_\_

NOTARY PUBLIC  
\* IF JOINT TENANCY IS NOT DESIRED,  
STRIKE PHRASE BETWEEN ASTERISKS.