



# Ownership and Encumbrance Report

Phone: (303) 778-5330

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17 July 1964  
E & Doris Es Re  
356952

Date: February 4, 2021

Receipt June 29, 1972  
BX 2501 pg 800  
Carol Fuchs  
Nov 27, 1972  
2542

## Prepared For:

PATTI BERENS  
COLDWELL BANKER – COLORADO SPRINGS  
2075 RESEARCH PARKWAY #B  
COLORADO SPRINGS, CO 80920  
Email patti.berens@coloradohomes.com

Property Address: 6030 Coyote Ln, Peyton, CO 80831

July 1972

Legal Description: SEE DEED

Vested Owner: Twila K. Crist

Vesting Deed: Warranty Deed Recorded 11/27/1972

Encumbrances: NONE

*Thank you for choosing Guardian Title for your O&E needs.*

This Owner and Encumbrance Report is for informational purposes only and should not be considered an insurance product. There may be information provided on the name search that is for a person with like names and may or may not affect the owners of the subject property. The liability hereunder is limited to the amount paid for this report. The information provided herein has been deemed reliable but is not guaranteed.

Filed for record NOV 27 1972 day of \_\_\_\_\_ A. D. 19 1972 BOOK 2542 PAGE 62  
No. 937474 HARRISON RECORDED

# Warranty Deed

Know all Men by these Presents, That CAROL JEAN FUCHS  
of the County of EL PASO and State of COLORADO, for the  
consideration of One Dollar and other good and valuable considerations, in hand paid, hereby sell and  
convey to HERBERT F. AND TRILLA L. CRIST, JR.  
Crist Jr. \*in Joint Tenancy\*,  
of the County of EL PASO and State of COLORADO  
the following Real Property situate in the County of EL PASO and State of  
Colorado, to-wit:

A PART OF LAND IN THE WEST HALF OF SECTION 15 IN TOWNSHIP 13 South, RANGE 63  
WEST OF THE 10TH P. M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER  
OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE WEST ALONG  
THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 15 AND  
PARALLEL WITH THE SOUTH LINE OF SAID SECTION 15 A DISTANCE OF 1320 FEET; THENCE  
SOUTH AND PARALLEL WITH THE WEST LINE OF THE WEST HALF OF SAID SECTION 15 A  
DISTANCE OF 1400 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;  
Thence east and parallel with the south line of said section 15 a distance of  
800 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID  
SECTION 15 A DISTANCE OF 405 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE  
OF SAID SECTION 15 A DISTANCE OF 800 FEET; THENCE SOUTH AND PARALLEL WITH THE  
WEST LINE OF THE WEST HALF OF SAID SECTION 15 A DISTANCE OF 405 FEET TO THE POINT  
OF BEGINNING.

STATE DOCUMENTARY  
NOV 27 1972  
Documentary Fee - \$ .36  
FEE \$ 36

with all its appurtenances and warrant(s) the title to the same, subject to THE 1972 TAXES DUE  
AND PAYABLE IN 1973 AND SUBSEQUENT TAXES, RESTRICTIONS, RESERVATIONS, AND  
CONDITIONS OF RECORD, IF ANY.  
Signed and delivered this 29<sup>th</sup> day of June 1972

Carol Jean Fuchs  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



STATE OF Colorado ) ss. The foregoing instrument was acknowledged before me  
County of \_\_\_\_\_ ) this 29<sup>th</sup> day of June 1972  
by: Carol Jean Fuchs  
and \_\_\_\_\_  
\_\_\_\_\_ and official seal.  
\_\_\_\_\_ Expires 2-6-74

Milton D. Mathis  
NOTARY PUBLIC

STATE OF \_\_\_\_\_ ) ss. The foregoing instrument was acknowledged before me  
County of \_\_\_\_\_ ) this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
by \_\_\_\_\_ as \_\_\_\_\_ President  
and \_\_\_\_\_ as \_\_\_\_\_ Secretary of  
\_\_\_\_\_ a corporation.

Witness my hand and official seal:  
My commission expires \_\_\_\_\_

NOTARY PUBLIC

DEMPUNG-PLIN) 182  
CVO CIRDES  
\*If joint tenancy is not desired,  
strike the phrase between the asterisks.



Furnished by  
COLORADO TITLE GUARANTY CO.  
EL PASO ABSTRACT CO.  
121 East Venado Ave.  
Colorado Springs, Colorado