

**NO REAL PROPERTY TRANSFER  
DECLARATION RECEIVED**

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04/02/2019 11:09:12 AM  
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El Paso County, CO



219033505

After Recording Return to:  
Mountain View Electric Association, Inc., a Colorado corporation  
P.O. Box 1600  
Limon, CO 80828-1600

Doc Fee: \$.60

**GENERAL WARRANTY DEED**

This Deed, made March 21, 2019

Between Mark J. Kneis II of the County El Paso, State of Colorado, grantor(s) and Mountain View Electric Association, Inc., a Colorado corporation, whose legal address is P.O. Box 1600, Limon, CO 80828-1600 County of El Paso, and State of Colorado, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of SIX THOUSAND DOLLARS AND NO/100'S (\$6,000.00 ) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of El Paso, State of Colorado described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as Vacant Land, Yoder, CO 80864-9815

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, except for taxes for the current year, a lien but not yet due and payable, and those specific exceptions attached hereto.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLER:

Mark J. Kneis II

STATE OF COLORADO  
COUNTY OF EL PASO

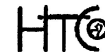
}ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me March 21, 2019 by Mark J. Kneis II.

Witness my hand and official seal.

Notary Public  
My Commission expires:

**PHIL B. MAZUR  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20094033790  
MY COMMISSION EXPIRES 10/20/2021**



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**A portion of the Southwest Quarter of Section 3, Township 14 South, Range 61 West of the 6<sup>th</sup> Principal Meridian, situated in El Paso County, State of Colorado, described as follows:**

**Commencing at the Southwest corner of said Section 3; thence N89 degrees 07'57"E coincident with the South line of said Section 3, a distance of 774.30 feet to the point of beginning; thence N01 degrees 00'29"W, a distance of 466.68 feet; thence N89 degrees 07'57"E, a distance of 466.70 feet; thence S01 degrees 00'29"E, a distance of 466.68 feet to the South line of said Section 3; thence S89 degrees 07'57"W coincident with said South line of Section 3, a distance of 466.70 feet to the Point of Beginning.**