

1591.4'

BK. 2706 PG. 362  
9/17/74

**PARCEL 3**  
BK 2422 PG 493  
(7/16/71)

SCALE 1" = 200' 400'

**EXHIBIT A**

**PARCEL 1**  
BK 2221 PG 715  
(2/19/68)

BK 2226 PG 609  
(3/18/68)

BK. 2226 PG. 609 3/18/68

**PARCEL 2**  
BK 2342 PG 298  
(3/6/70)

TRACT B  
BK. 2342 PG. 298  
5/16/71

TRACT B  
BK. 2342 PG. 298  
5/16/70

BK. 2226 PG. 609 3/18/68

EXCEPTED  
BK 6513 PG. 219  
8/2/94

BK. 2422 PG. 493  
7/16/71

BK. 2862 PG. 872  
9/24/76

30" INGRESS & EGRESS BASEMENT  
BOOK 2862 PAGE 872

671.2

671.2'

671.2'

581.6

BK. 2422 PG 493  
7/16/71

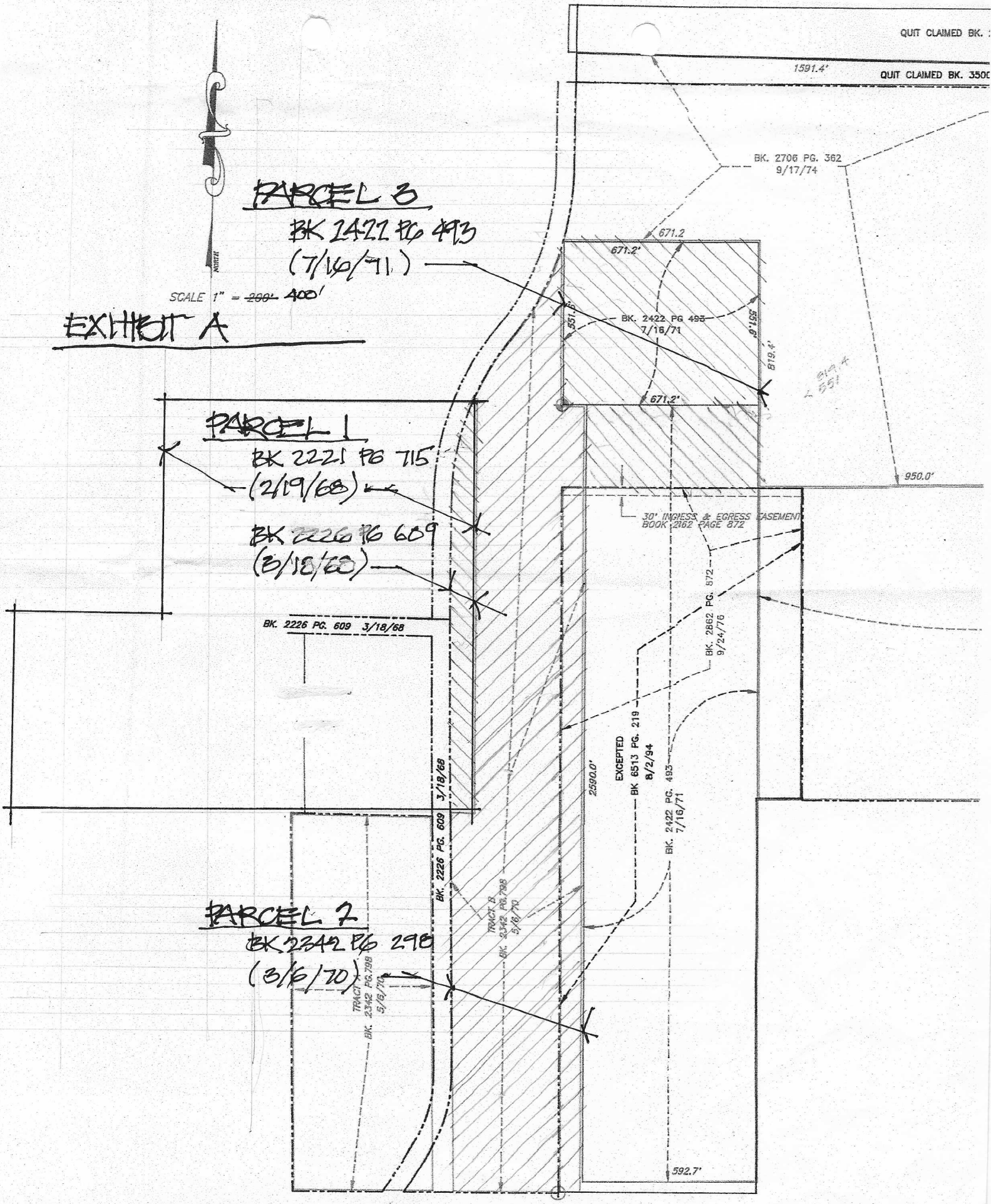
819.4'

819.4'

950.0'

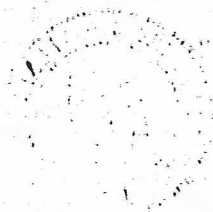
2590.0'

592.7'



376  
1317  
1703  
231  
1934  
698  
2686

594  
1380  
91  
4



STEELE TAX  
1120  
D.K.

Filed for record the 19th day of 1968 A. D. at 10:43 a.m.  
Reception No. 587601

BOOK 2221 PAGE 715

HARRIET BEALS

RECORDED

This Deed, Made this 16<sup>th</sup> day of February in the year of our Lord

one thousand nine hundred and Sixty-eight between  
H.L. BOUCHER and ESTHER L. BOUCHER  
of the County of El Paso and State of Colorado, of the first part, and  
ARTHE B. BEARDSLEY  
of the County of El Paso and State of Colorado, of the second part:

Witnesseth, That the said part 1<sup>st</sup> of the first part, for and in consideration of the sum of  
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
to the said parties of the first part in hand paid by the said part 2<sup>d</sup> of the second part, the receipt whereof  
is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do  
grant, bargain, sell, convey and confirm unto the said part 2<sup>d</sup> of the second part, her heirs and assigns  
forever, all the following described lot or parcel of land, situate, lying and being in the County of  
El Paso and State of Colorado, to-wit:

That portion of the SE $\frac{1}{4}$  of Section 12, Township 14 S, Range 65 W of the 6th P.M.; Commencing at the Southeast Corner of the SE $\frac{1}{4}$ , Section 12, as shown on a plat recorded in Book H2 at Page 10 of the El Paso County records; thence Westerly on the South line of said SE $\frac{1}{4}$ , 386.82 feet to the centerline of a County road; thence N 0° 31' 30" W along said centerline 1265.21 feet to the point of beginning; thence N 88° 42' 06" W, 1317.21 feet; thence N 88° 43' 30" W, 231 feet to a point which is 691.97 feet from the West line of said SE $\frac{1}{4}$ ; thence N 0° 31' 30" W, 660.30 feet to a point on the North line of the County Road which is 685.91 feet from the West line of said SE $\frac{1}{4}$ ; thence S 88° 39' 56" E, 560.09 feet along the North line of said County Road; thence N 0° 27' 37" W, 693.64 feet to a point on the North line of said SE $\frac{1}{4}$ , which is 78.91 feet Westerly from the NW Corner of the NE $\frac{1}{4}$  of the said SE $\frac{1}{4}$ ; thence S 89° 56' 40" E, 78.91 feet along said North line SE $\frac{1}{4}$  to said NW corner; thence continuing on the last mentioned course S 89° 56' 40" E, 1029.00 feet to a point on the North line of said SE $\frac{1}{4}$  which is 290.00 feet Westerly from the NE corner of said SE $\frac{1}{4}$ ; thence S 0° on a line parallel with the East line of said SE $\frac{1}{4}$ , 1377.21 feet; thence N 88° 42' 06" W, 104.51 feet to the point of beginning, except those portions thereof as described in Deed recorded in Book 2017 at page 894 of the records of El Paso County, Colorado

EXHIBIT A  
PARCEL 1, TRANSACTION 1, PAGE 1

STATE DOCUMENT FEE

FEB 19 1968

BOOK 2221 PAGE 716

Together With all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the right, title, interest, claim and demand whatsoever of the said part 108 of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

To Have and To Hold The said premises above bargained and described, with the appurtenances, unto the said part y of the second part, her heirs and assigns forever. And the said part 108 of the first part, for them selves, heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said part y of the second part, her heirs and assigns, that at the time of the conveying and delivery of these presents, are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and ha ye 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 and encumbrances of whatever kind or nature soever, subject to general taxes for 1968 which second party has assumed and agreed to pay,

and the above bargained premises, in the quiet and peaceable possession of the said part y of the second part her heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part 108 of the first part shall and will Warrant and Forever Defend.

In Witness Whereof, The said part 108 of the first part have hereunto set their hands and seal the day and year first above written.

Signed, Read and Delivered in Presence of

STATE DOCUMENT FEE

FEB 19 1968

1.30

H. L. Boucher ..... S.W.  
Eather L. Boucher ..... S.W.  
..... S.W.  
..... S.W.



STATE OF COLORADO,  
County of EL PASO

acknowledged before me this 16th day of February, 1968,  
H. L. Boucher and Eather L. Boucher  
Witness my hand and official seal.  
My commission expires November 1, 1969

*H. L. Eckhart*  
NOTARY PUBLIC

If acting in representative or official capacity, insert name and capacity.

EXHIBIT A  
PARCEL 1, TRANSACTION 1, PAGE 2

**This Deed**, Made this 16<sup>th</sup> day of February, in the year of our Lord one thousand nine hundred and Sixty-eight, between Horace L. Boucher, Esther L. Boucher, Arthe B. Beardsley of the County of El Paso and State of Colorado, of the first part, and El Paso County, an organized County within the State of Colorado, of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00)----- DOLLARS, to the said parties of the first part, in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have sold, conveyed and Quit-Claimed, and by these presents do sell, convey and Quit-Claim unto the said party of the second part, its successors and assigns, For the Purpose of Constructing and Maintaining Thereon a Public Highway, all the following described land situate, lying and being in the County of El Paso and State of Colorado, to-wit:

A 60 foot right of way for the purpose of constructing and maintaining thereon of public highway extending thirty feet of each side of the following described center line: Commencing at the Southeast corner of Section 12, Township 14 South, Range 65 West of the 6th P.M., thence North 89° 56' 40" West along the South line of said Section 12, 386.82 feet to the point of beginning, thence North 0° 31' 30" West, 1891.80 feet; thence North 88° 39' 56" West 2638.20 feet to the West line of a tract conveyed to Horace L. Boucher and Esther L. Boucher, recorded in Book 2163 at Page 320 of the records of El Paso County, all in El Paso County, Colorado.

2-17

To Have and to Hold the Same, and all the estate, right, title and interest of the said part of the first part, for the uses and purposes hereinabove specified.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

*Horace L. Boucher* Seal  
*Esther L. Boucher* Seal  
*Arthe B. Beardsley* Seal

STATE OF COLORADO )  
 County of EL PASO )

I do hereby certify that Horace L. Boucher, Esther L. Boucher, Arthe B. Beardsley personally known to me to be the person whose names subscribed to the foregoing deed, appeared before me this day in person and acknowledged that they signed, sealed and delivered the foregoing deed as their free and voluntary act and deed for the uses and purposes specified therein.

EXHIBIT A  
 PARCEL 1  
 TRANSACTION 2

6 1970

2342 REC 798

Filed for record this

day of

1970

2:55

724198

HARRIED BEATS

# Warranty Deed

Know all Men by these Presents, That HORACE L. BOUCHER,  
H. L. BOUCHER and ESTHER L. BOUCHER

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 GEORGE L. BEARDSLEY and ARTHE B. BEARDSLEY

of the County of El Paso and State of Colorado, <sup>\*In Joint Tenancy\*</sup>  
the following Real Property situate in the County of El Paso and State of  
Colorado, to-wit:

## Tract A

A portion of the SE $\frac{1}{4}$  of Sec. 12 in Twp. 14 South, Range 65 West  
of the 6th P.M., El Paso County, described as follows:

From the point of intersection of the North line of State Highway  
#94 with the East line of said Section 12, run West on said north  
line 398.81 feet for the point of beginning of the tract herein  
described, said point being the intersection of the North line of  
State Highway #94 with the west line of a road as heretofore con-  
veyed to El Paso County; thence continue West on said North line  
474.61 feet to the Southeast corner of a tract heretofore conveyed  
to the Prairie Ramblers Riding Club and recorded in Book 2132 at  
Page 740; thence N 0°24'18" W on the East line of said tract  
1276.05 feet to the Northeast corner thereof; thence S 88°42'06"  
E a distance of 471.91 feet to the West line of the County Road  
aforementioned; thence S 0°31'30" E on said West line 1265.2 feet  
to the point of beginning.

## Tract B

A portion of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 12, Twp. 14 South,  
Range 65 West; a portion of the SE $\frac{1}{4}$  of Section 12, Twp. 14 South,  
Range 65 West; and a portion of the SW $\frac{1}{4}$  of Section 7, Twp. 14  
South, Range 64 West of the 6th P.M., El Paso County, Colorado  
and being described as follows:

From the point of intersection of the Northright of way line of  
State Highway #94 with the section line common to sections 12 and  
7 abovementioned, run West on said North line 356.8 feet to the  
East line of a road as heretofore conveyed to El Paso County;  
thence N 0°31'30" W on said east line 1265.2 feet; thence S 88°  
42'06" E a distance of 78.5 feet to a point on a line parallel  
to and 290 feet West of the East line of Section 12 abovementioned;  
thence Due North on said parallel line 1374.8 feet, more or less,  
to a point on the South line of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section  
12; thence N 89°56'40" W on said South line a distance of 14.5  
feet to a point on the Easterly line of Corral Valley Road; thence  
Northerly on said road line on a curve to the right having a Radius  
of 821.58 feet to a point of reverse curve that bears N 31°18' E  
a distance of 248.59 feet; thence on a curve to the left having a  
radius of 881.58 feet to a point of intersection with the East line  
of said Section 12, said point bearing N 27°39' E a distance of 381.78  
feet; thence Due South on said Section line 551.74 feet to the South-  
east corner of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 12; thence East  
on the North line of the SW $\frac{1}{4}$  of Section 7 abovementioned a distance  
of 78.5 feet; thence Due South 2640.0 feet more or less, to a point  
on the North line of State Highway #94; thence West on said north  
line 78.5 feet to the point of beginning.

EXHIBIT A  
PARCEL 2  
PAGE 1

TRACT 010  
↑

FILE  
1970

↑

TR  
BC  
E

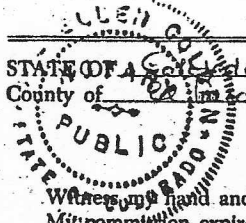
DF  
126  
STATE OF COLORADO  
MAY 6 1970  
1-20

BOOK 2342 PAGE 799

with all its appurtenances and warrant(s) the title to the same, subject to general taxes for 1970 which second parties have assumed and agreed to pay.

Signed and delivered this fourth day of May, 1970

H. L. Boucher  
Harold L. Boucher  
Ether S. Boucher



STATE OF Colorado } ss. The foregoing instrument was acknowledged before me  
County of El Paso }  
this 4th day of May, 1970,  
by H. L. Boucher, Harold L. Boucher, Ether  
S. Boucher  
Witness my hand and official seal.  
My commission expires 2-10-73

Allen G. Garden  
NOTARY PUBLIC

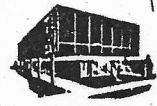
STATE OF \_\_\_\_\_ } ss. The foregoing instrument was acknowledged before me  
County of \_\_\_\_\_ }  
this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_ as \_\_\_\_\_ President  
and \_\_\_\_\_ as \_\_\_\_\_ Secretary of  
\_\_\_\_\_ a corporation.

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

\_\_\_\_\_  
NOTARY PUBLIC

DEMPUBCO-086229

\*If joint tenancy is not desired,  
strike the phrase between the asterisks.



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

EXHIBIT A  
PARCEL 2  
PAGE 2

JUL 16 1971

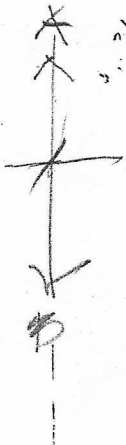
BOOK 2422 PAGE 493

Filed for record the day of A. D. 1971 at 11:17 o'clock A.M. No. 814794 EL PASO COUNTY BEER CO. RECORDER

# Warranty Deed

Know all Men by these Presents, That Horace L. Boucher, also known as H. L. Boucher, and Esther L. Boucher, also known as Esther Boucher 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 George L. Beardsley and Artha B. Beardsley \*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:

The following described real property in Section 7, Township 14 South, Range 64 West of the 6th P.M., El Paso County, Colorado: That portion of the SW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of said Section 7 that is described as follows; From the Southwest corner of the SW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of said Section 7, run North on the West line thereof a distance of 551.74 feet to a point of intersection with the Easterly line of Corral Valley Road as platted in Corral Bluffs subdivision; thence East parallel to the South line of said SW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> a distance of 671.18 feet; thence South parallel to the first course 551.74 feet to a point on the South line of the SW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of said Section 7; thence West on said South line 671.18 feet to the point of beginning, and that portion of the SW<sup>1</sup>/<sub>4</sub> of said Section 7 that is described as follows; from the Southwest corner of said SW<sup>1</sup>/<sub>4</sub> run North on the West line thereof a distance of 50.0 feet to a point on the North line of State Highway #94; thence East on said North line 78.5 feet for the point of beginning of the tract herein described; thence North parallel to the West line of said Section 7 a distance of 2590 feet, more or less, to a point on the North line of the SW<sup>1</sup>/<sub>4</sub> of said Section 7; thence East on said North line a distance of 592.68 feet; thence South parallel with the West line of said Section 7 a distance of 2590 feet, more or less, to a point on the North line of State Highway #94; thence West on said North line 592.68 feet to the point of beginning.



with all its appurtenances and warrant(s) the title to the same, subject to reservations and restrictions of record, if any, and except taxes for the current year.

Signed and delivered this thirteenth day of July, 1971.

SEE

JUL 16 1971

1.21

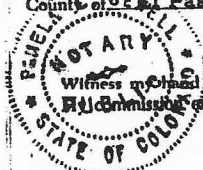
Horace L. Boucher  
Horace L. Boucher aka H. L. Boucher  
Esther L. Boucher aka Esther Boucher

STATE OF Colorado  
County of El Paso

ss. The foregoing instrument was acknowledged before me

this thirteenth day of July, 1971

by Horace L. Boucher, also known as H. L. Boucher  
and Esther L. Boucher, also known as Esther Boucher



Pamela L. Jewell  
NOTARY PUBLIC

STATE OF \_\_\_\_\_  
County of \_\_\_\_\_

ss. The foregoing instrument was acknowledged before me

this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

by \_\_\_\_\_ as \_\_\_\_\_ President  
and \_\_\_\_\_ as \_\_\_\_\_ Secretary of  
a corporation.

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

NOTARY PUBLIC

DEMPSUBCO-PL(11)192  
C72 8181059

\*If joint tenancy is not desired,  
strike the phrase between the asterisks.



Furnished by  
COLORADO TITLE GUARANTY CO.  
EL PASO ABSTRACT CO.  
111 East Vermijo Ave.  
Colorado Springs, Colorado

EXHIBIT A  
PARCEL 3

1