

STATE DOCUMENTARY

MAY 10 1995

PERSONAL REPRESENTATIVE'S DEED
(TESTATE ESTATE)

FEE exempt

THIS DEED is made by MARY P. MURPHY as Personal Representative of the Estate of THOMAS F. MURPHY ~~XXXXXXXXXXXX~~ MARY P. MURPHY, deceased, Grantor, to MARY P. MURPHY, Grantee, whose address is 2117 North Royer, Colorado Springs, CO 80907

WHEREAS, the above-named decedent in his lifetime made and executed his Last Will and Testament dated October 26, 1988, which Will was duly admitted to ~~(Formal)~~ (informal) probate on September 1, 1994, by the DISTRICT Court in and for the County of EL PASO, and State of Colorado, Probate No. 94PR0673;

WHEREAS, Grantor was duly appointed Personal Representative of said Estate on September 1, 1994, and is now qualified and acting in said capacity.

NOW, THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby sell, convey, assign, transfer and set over unto Grantee in joint tenancy with right of survivorship Real Estate (As the person entitled to distribution of the property under the above captioned Will) the following described real property situate in the _____ County of EL PASO State of Colorado:

SEE ATTACHED LEGAL DESCRIPTION

INFORMATIONAL COMMENT ONLY: This deed appears to be conveying land and mentioning the easement as part of the land. This does not grant the easement itself. County Attorney will be asked to review and provide insight into the validity of this document as an easement deed. Their determination will be provided prior to next submittal.

also known as street and number

With all appurtenances, free and clear of liens and encumbrances, except: those of record.

As used herein, the singular includes the plural and the masculine gender the feminine and neuter genders as the context may require.

Executed May 9 1995

as Personal Representative of the

Estate of THOMAS F. MURPHY
(an ~~unmarried~~ ^{and} ~~single~~ ^{Married}) "Deceased"

STATE OF COLORADO

COUNTY OF EL PASO

The foregoing instrument was acknowledged before me this 9th day of May, 1995, by MARY P. MURPHY as Personal Representative of the Estate of THOMAS F. MURPHY ~~testamentary personal~~, Deceased.

Expires: December 5, 1998

431 South Cascade Avenue
Colorado Springs, CO 80903
consult Colorado Statutes regarding homestead
from surviving spouse.

Parcel No. 1

The East half of the Southeast quarter, except the South 30 feet thereof; the Southwest quarter of the Southeast quarter of the Southwest quarter of the Southeast quarter except the South 30 feet thereof in Section 23, Township 12 South, Range 66 West of the 6th P. M.

Excepting and reserving unto the Grantors, their heirs and assigns, an easement for roadway purposes over and across the Easterly and Westerly 15 feet of the above described property.

Parcel No. 2

The Northeast quarter of the Southwest quarter of the Southeast quarter of Section 23, Township 12 South, Range 66 West of the 6th P. M.

Excepting and reserving unto the Grantors, their heirs and assigns, an easement for roadway purposes over and across the Northerly, Westerly and Easterly 15 feet of the above described property.

Parcel No. 3

The East half of the Southwest quarter of the Northeast quarter of the Southeast quarter of Section 23, Township 12 South, Range 66 West of the 6th P. M.

Excepting and reserving unto the Grantors, their heirs and assigns, an easement for roadway purposes over and across the Southerly 15 feet of the above described property.

Together with an easement for roadway purposes over and across the Easterly 15 feet of the West half of the Southwest quarter of the Southeast quarter of said Section 23; an easement for roadway purposes 15 feet in width over and across the Westerly 15 feet of the East half of the Southwest quarter of the Southeast quarter of said Section 23; an easement 15 feet in width for roadway purposes over and across the Westerly 15 feet of the Southeast quarter of the Southeast quarter of said Section 23; an easement for roadway purposes over and across the Northerly 15 feet of the Northeast quarter of the Southeast quarter of the Southeast quarter of said Section 23; and together with an easement for roadway purposes over and across the Southerly 15 feet of the West half of the Southwest quarter of the Northeast quarter of the Southeast quarter of said Section 23 more or less,