

BOOK 1075 PAGE 352

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.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That we, CLARA B. HOWELLS, THOMAS HOWELLS, and CARMEN DELLACROCE, JR., of the County of El Paso and State of Colorado, for the consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, hereby sell and convey to AGNES MURPHY 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:

Parcel No. 1

The East half of the Southeast quarter of the Southwest quarter 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.

Subject to an easement for roadway purposes over and across the Easterly 15 feet of the East Half of the Southeast quarter of the Southwest quarter of the Southeast quarter of said Section 23; and subject to an easement for roadway purposes over and across the Westerly 15 feet of the Southwest quarter of the Southeast quarter of the Southwest quarter of the Southeast quarter of said Section 23.

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.

Subject to 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.

Subject to 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 Northwest quarter of the Southeast quarter 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 Northwest 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.

with all its appurtenances and warrant the title to the same, except taxes for the year 1958 payable in 1959.

68153

APR 17 1958

CERT. FEE \$ 20.00 G.P.E.

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The purpose of this deed is to correct error in description in deed recorded in Book 1672 at Page 402, El Paso County records. No revenue stamps are required.

Signed and delivered this 17th day of April, A. D. 1958.

Clara B. Howells  
Clara B. Howells

Thomas H. Howells  
Thomas Howells

Carmen DellaCroce, Jr.  
Carmen DellaCroce, Jr.

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss.

I, DAVID H. MORRIS in and for said El Paso County in the State aforesaid do hereby certify that CLARA B. HOWELLS, THOMAS HOWELLS, and CARMEN DELLACROCE, JR. who are personally known to me to be the persons whose names are subscribed to the foregoing deed appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument of writing as their free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 16th day of April, A. D. 1958.

My Commission expires February 25, 1962.

David H. Morris  
Notary Public