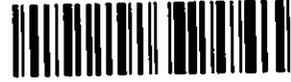


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GENERAL WARRANTY DEED

ARKANSAS-PLATTE & GULF PARTNERSHIP, a Colorado general partnership,
Grantor, whose address is P O Box 88165, Colorado Springs, Colorado 80908-8165, in the
County of El Paso and State of Colorado, for the consideration of TEN DOLLARS (\$10 00) in
hand paid, hereby sells and conveys to **THE KATHERINE F. SPAHN TRUST**, a revocable
trust established under agreement dated December 10, 1966, as amended and restated
effective as of October 1, 1998, Grantee, whose address is in care of Park State Bank & Trust,
Trustee, 700 U S Highway 24, Woodland Park, Colorado 80863, the following real property
located in the County of El Paso and State of Colorado, being more particularly described as

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER, TOGETHER WITH THE NORTHWEST QUARTER
OF THE NORTHWEST QUARTER EXCEPT THE SOUTHEAST QUARTER
OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL
IN SECTION 10 TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, EXCEPT THE
NORTHERLY AND WESTERLY 30 FEET FOR PUBLIC ROAD RIGHT-OF-
WAY AS RECORDED IN BOOK 571 AT PAGE 55 OF THE RECORDS OF EL
PASO COUNTY, COLORADO

CONTAINING APPROXIMATELY 37 7 ACRES MORE OR LESS

RESERVING, however, unto the Grantor a permanent non-exclusive easement for
ingress and egress to Vollmer Road over and across the existing private road
through the NW1/4 of the SW1/4 of the NW1/4 of Section 10, Township 12 South,
Range 65 West of the 6th P M

with all its appurtenances, and warrants the title to the same, subject to the matters indicated on
Exhibit "A" attached hereto and incorporated herein by this reference

EXHIBIT "A"

- 1 Real property taxes for the year 2000, and subsequent years, a lien not yet due and payable
- 2 The exceptions to title shown in the most recent policy of title insurance on the property with an effective date of June 11, 1985, at 8 00 A M , including the following
 - (a) Right of a proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect subject property, as reserved by Patent recorded April 17, 1909 in book 25 at page 412 (SW $\frac{1}{4}$) and August 3, 1891 in book 36 at page 170 (SE $\frac{1}{4}$);
 - (b) Right of way for ditches and canals constructed by authority of the United States upon said SW $\frac{1}{4}$, as reserved by Patent recorded April 17, 1909 in book 25 at page 412,
 - (c) Rights of way of Mountain States Telephone and Telegraph Company to construct, operate and maintain its lines of telephone and telegraph and appurtenances, upon said SW $\frac{1}{4}$, together with the right to keep the same cleared, as granted by instruments recorded May 20, 1927 in book 103 at page 363 and December 11, 1937 in book 122 at page 573,
 - (d) One-half of all mineral and oil rights within said SW $\frac{1}{4}$, as reserved to Frank W Harrington by instrument recorded March 4, 1953 in book 147 at page 14,
 - (e) Right of way to enter upon said SW $\frac{1}{4}$ for the repair and maintenance of ditches and headgates existing thereon, as reserved by instrument recorded January 24, 1968 in book 199 at page 178,and all matters of public record after such effective date
- 3 A permanent non-exclusive easement for ingress and egress to Vollmer Road over and across the existing private road through the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 12 South, Range 65 West of the 6th P M reserved by Arkansas-Platte & Gulf Partnership in that certain warranty deed dated on the same as this deed

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