



WARRANTY DEED

THIS DEED, Made this 29th day of September, 2005, between

Dominique Boisnard, who is correctly known as Dominique Boisnard
of the said County of El Paso and State of COLORADO, grantor, and

Cliff Cox

whose legal address is 11130 Dodge Circle, Peyton, CO 80831

of the said County of El Paso, State of Colorado, grantees:

WITNESS, That the grantor, for and in consideration of the sum of Two Hundred Fifty Thousand Dollars and NO/100's, (\$250,000.00),

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 grantees, their heirs and assigns forever, not in tenancy in common but in **joint tenancy**, all the real property together with improvements, if any, situate, lying and being in the said County of El Paso, and State of COLORADO, described as follows:

Lot 4,
D Cross D Subdivision,
County of El Paso,
State of Colorado

also known by street and number as 11130 Dodge Circle, Peyton, CO 80831

TOGETHER with all and singular the 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 the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling 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 or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected into the Title Documents accepted by Buyer in accordance with section 8a "Title Review", of the contract dated September 9, 2005, between the parties.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, their 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 deed on the date set forth above.

SELLER:

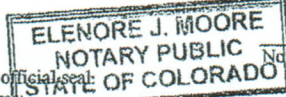
Dominique Boisnard who is correctly known as Dominique Boisnard
By David Lee, attorney in fact

Dominique Boisnard

STATE OF COLORADO
COUNTY OF El Paso

} SS:

The foregoing instrument was acknowledged before me this 29th day of September, 2005, by Dominique Boisnard *by David Lee, attorney in fact*



Witness my hand and official seal:
My Commission expires

My Commission Expires Sept. 25, 2008