

CERTIFICATION:

I RYAN BURNS researched the records of El Paso County Clerk and Recorder and established that there was/is mineral estate owners on the real property known as Lot A and Lot McClintock Station, located at 8765 and 8815 Vollmer Road, El Paso County, Colorado, in the NW quarter of Section 33, Township 12 South, Range 65 West of the 6th P.M. An initial public hearing on N/A, which is the subject of the hearing, is scheduled for N/A.

Pursuant to § 24-65.5-103(4), C.R.S., I certify that a Notice of an initial public hearing was mailed to the mineral estate owner (s) (if established above) and a copy was mailed to the El Paso County Planning Department on _____.

STATE OF COLORADO)

)s.s.

COUNTY OF ELPASO)

The foregoing certification was acknowledged before me on this _____ day of _____, by _____.

Witness my hand and official seal.

My Commission Expires: _____

Notary Public

JR has reached out to the title company for help in trying to track down the current address and mineral rights owners to provide this notification. Please see the below Deed regarding the mineral rights of the subject properties.

Notary Public for the State of Colorado, Denver, Colorado. DEPUTY

918933

This Deed, Made this Twenty-fourth day of February in the year of our Lord

one thousand nine hundred and fifty-four between RALPH BENNETT and OPAL BENNETT, also known as Opal Lee Bennett,

of the County of El Paso and State of Colorado, of the first part, and

W. GLENN RIDENOUR and EDITH C. RIDENOUR

of the County of Maricopa, State of Arizona and 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 Dollars (\$10.00) and other valuable considerations, Dollars to the said parties of the first part in hand paid by the said parties 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 parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following described lots or parcels of land, situate, lying and being in the County of El Paso and State of Colorado, to-wit:

The West Half of Section 26, all of Section 34, the East Half and the East Half of the West Half of Section 27, the Southwest Quarter of the Southwest Quarter of Section 27, the East Half of the Southeast Quarter of Section 28, the East Half, the East Half of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 33; the Southeast Quarter of the Southeast Quarter of Section 33, and all that part of the Southwest Quarter of the Southeast Quarter of Section 28 and of the Northwest Quarter of Section 33 lying South and East of the County Road across said premises, all in Township 12 South, Range 65 West; also the East Half of Section 3, the Southeast Quarter of the Northwest Quarter and the East Half of the Southwest Quarter of Section 3, the Northeast Quarter of the Northeast Quarter of Section 8, the North Half of the Northwest Quarter and the North Half of the Northeast Quarter of Section 9, and the Northwest Quarter of the Northwest Quarter of Section 10, all in Township 13 South, Range 65 West of the 6th P. M. Excepting and reserving however to first parties, their heirs and assigns, an undivided one-half (1/2) of all oil, gas and other minerals and mineral rights, in, upon, and under said above-described land, together with the full and free right to enter upon said premises and use so much of the surface thereof as may be reasonably necessary for operating, drilling and marketing the production thereof, and for the purposes of this reservation. Also excepting any other reservation, restriction or right of way of record.

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 said parties 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 parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor forever. And the said parties of the first part, for themselves, their heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, that at the time of the enrolling and delivery of these presents, they well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever.

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

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

Signed, Sealed and Delivered in the Presence of Ralph Bennett, Opal Bennett, also known as Opal Lee Bennett

STATE OF COLORADO, County of El Paso. The foregoing instrument was acknowledged before me this 24th day of February, 1954, by Ralph Bennett and Opal Bennett, also known as Opal Lee Bennett.

Witness my hand and official seal. My commission expires January 8, 1956. Ernest O. Dallis, Notary Public.

*If acting in official or representative capacity, insert name and also office or capacity and for whom acting.

No. 918936

Warranty Deed TO JOINT TENANTS

TO

STATE OF COLORADO, }
County of EL PASO } ss.

I hereby certify that this instrument
was filed for record in my office this
day of MAR 3 1956, A. D. 19
at 4:55 o'clock P. M., and duly recorded
in Book 1419, Page 198

By Charles Ozias
Charles Ozias Recorder.
Deputy

Fees, \$ 2.80

WHEN RECORDED RETURN TO

W. Glenn Ridenour
c/o R. L. Spurgeon
315 Exchange Natl Bank Bldg
Colorado Springs, Colo
Out West Printing and Stationery Co., Colorado Springs, Colo

