

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 22 day of June 2020, between **BARRY W. CURTIS AND TANJA T. CURTIS** ("Grantors"), whose address is 1920 E. Baptist Road, Monument, CO 80132, and **THE CURTIS FAMILY LIVING TRUST U/A DATED FEBRUARY 9, 2018** (collectively "Grantee") whose address is 1920 E. Baptist Road, Monument, CO 80132;

WITNESS, that the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee's heirs and assigns, forever, all the right, title, interest, claim and demand, which the Grantor has, or hereafter acquired, in and to the following:

A TRACT IN THE SW ¼ OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M. MORE PARTICULARLY DESCRIBED ON ATTACHED EXHIBIT A.

TOGETHER with all and singular the hereditaments an 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 described property, with the hereditaments and appurtenances thereto.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed on the date set forth above.

Chuck Broerman
09/10/2020 10:29:44 AM
Doc \$0.00 5
Rec \$33.00 Pages

El Paso County, CO



220140274

(Signatures on Following Page)

Exhibit "A"

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6 P.M., AS DESCRIBED BY TRUSTEE'S DEED (RECEPTION NO. 203069905, EL PASO COUNTY, COLORADO RECORDS), COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 21 (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE EAST LINE OF SAID SECTION 21'S SOUTHWEST QUARTER, WHICH BEARS S 01° 01' 31" E ASSUMED); THENCE S 88° 52' 31" W ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID LINE ALSO BEING COINCIDENT WITH THE NORTHERLY RIGHT OF WAY LINE OF BAPTIST ROAD (80' R.O.W), 30.00 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUE S 88° 52' 31" W ALONG SAID COINCIDENT LINES, 1245.00 FEET; THENCE N 01° 07' 29" W, 150.00 FEET; THENCE N 83° 26' 06" W, 448.47 FEET; THENCE N 02° 10' 50" W, 777.67 FEET; THENCE N 88° 46' 41" E, 1703.45 FEET TO A POINT THIRTY (30) FEET WEST OF SAID SOUTHWEST QUARTER'S EAST LINE, SAID POINT ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF ROLLER COASTER ROAD (60' R.O.W); THENCE S 01° 01' 31" E ALONG A LINE THIRTY (30) FEET WEST OF AND PARALLEL TO SAID EAST LINE AND COINCIDENT ROLLER COASTER ROAD'S WESTERLY RIGHT OF WAY LINE, 990.47 FEET TO THE POINT OF BEGINNING. COUNTY OF EL PASO, STATE OF COLORADO.

Also known by street address as: 1920 E Baptist Road, Colorado Springs, CO 80921.



ORIGINAL PERMIT APPLICANT(S)

CURTIS FAMILY LIVING TRUST (CURTIS, TANJA T.)

APPROVED WELL LOCATION

Water Division: 2 Water District: 10
 Designated Basin: N/A
 Management District: N/A
 County: EL PASO
 Parcel Name: TANJA CURTIS MINOR
 Lot: 1 Block: Filing:
 Physical Address: 1920 EAST BAPTIST RD. MONUMENT, CO
 80132

AUTHORIZED AGENT

MONSON CUMMINS & SHOHEE LLC (GRAY, MARIA C.)

SW 1/4 SW 1/4 Section 21 Township 11.0 S Range 66.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone: 13, NAD83)

Eastings: 518157.0 Northing: 4324898.0

PERMIT TO USE AN EXISTING WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-137(4) for the change/increase of use of an existing well constructed under permit no. 302149, on the condition that this well is operated in accordance with the Augmentation Plan approved by the Division 2 Water Court in case no. 18CW3052. If this well is not operated in accordance with the terms of said decree, it will be subject to administration including orders to cease diverting water. The issuance of this permit hereby cancels permit no. 302149.
- 4) Approved for a well on a tract of land described as that portion of the SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4, Sec. 21, Twp. 11 S, Rng. 66 W, Sixth P.M., El Paso County, more particularly described on Exhibit A in the well permit file.
- 5) The use of ground water from this well is limited to household purposes (with an estimated 0.25 acre feet of water permit year per residence), with remaining pumping entitlements available for other uses on the property, including, for example, irrigation of approximately 14,000 square feet of lawn and garden, and the watering of up to four (4) horses, chickens or equivalent livestock.
- 6) Production is limited to the Dawson aquifer.
- 7) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules.
- 8) The pumping rate of this well shall not exceed 15 GPM.
- 9) The annual amount of ground water to be withdrawn shall not exceed 1.0 acre-feet.
- 10) The return flow from the use of this well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 11) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 12) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 13) This well shall be located not more than 200 feet from the location specified on this permit.
- 14) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

