

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(D3-10-19) (Mandatory 1-20)

BARGAIN AND SALE DEED

Nancy D. Milka Trust Dated April 29, 2024 Grantor(s)), whose street address is 1774 Willow Park Way, City or Town of Monument, County of El Paso and State of Colorado, for the consideration of ten dollars, (\$ 10.00), in hand paid, hereby sell(s) and convey(s) to Nancy D. Milka (Grantee(s)) as ☐ joint tenants, ☐ tenants in common, ☒ Severality, whose street address is 1774 Willow Park Way, City or Town of Monument, County of El Paso and State of Colorado, the following real property in the County of El Paso and State of Colorado, to wit:

known as: 17290 Mitchell Ave Monument Colorado 80132.
Street Address City State Zip

with all its appurtenances (Property).

That portion of Lot 1, Block 1, Pine Hills, recorded October 11, 1956 in Plat Book Y at Page 44 in the records of El Paso County, said parcel being in the Northeast quarter of Section 14, Township 14 South, Range 67 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Bearings are based upon the common line between Lots 2 and 3, Block 3, Pine Hills, recorded October 11, 1956 in Plat Book Y at Page 44 in the records of El Paso County, monumented on the East end with a 1 1/4" steel pipe, 0.1' below grade and monumented on the West end with a 1" steel pipe, 1.0' below grade and bears N 89°35'00" W, a field measured distance of 1092.00 feet.

COMMENCING at the Southwest corner of said Lot 2;
thence N 00°17'16" E along the West line of said Lot 2, a distance of 235.03 feet to the Southwest corner of said Lot 1 and the POINT OF BEGINNING;
thence N 00°17'16" E along the West line of said Lot 1, a distance of 35.00 feet;
thence S 89°35'07" E and parallel with the South line of said Lot 1, a distance of 650.63 feet;
thence S 00°17'16" W, a distance of 35.00 feet to a point on said South line;
thence N 89°35'07" W along said South line, a distance of 650.63 feet to the POINT OF BEGINNING.

Containing a calculated area of 22,772 square feet, (0.523 acres) of land, more or less.

Signed this _____ day of _____, 20____.

GRANTOR(S):
Nancy D. Milka Trust Dated April 29, 2024

This should be
200.03

By: Nancy D. Milka, Trustee

STATE OF COLORADO)
COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____.

Witness my hand and official seal. My commission expires:

Notary Public

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(D3-10-19) (Mandatory 1-20)

BARGAIN AND SALE DEED

Nancy D. Milka Grantor(s)), whose street address is 1774 Willow Park Way, City or Town of Monument, County of El Paso and State of Colorado, for the consideration of ten dollars, (\$ 10.00), in hand paid, hereby sell(s) and convey(s) to James S. Smith (Grantee(s)) as ☐ joint tenants, ☐ tenants in common, ☒ Severality, whose street address is 17150 Mitchell Ave, City or Town of Monument County of El Paso and State of Colorado, the following real property in the County of El Paso and State of Colorado, to wit:

known as: 17220 Mitchell Ave Monument Colorado 80132
Street Address City State Zip

with all its appurtenances (Property).

That portion of Lot 2, Block 1, Pine Hills, recorded October 11, 1956 in Plat Book Y at Page 44 in the records of El Paso County, said parcel being in the Northeast quarter of Section 22, Township 11 South, Range 67 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Bearings are based upon the common line between Lots 2 and 3, Block 3, Pine Hills, recorded October 11, 1956 in Plat Book Y at Page 44 in the records of El Paso County, monumented on the East end with a 1 1/4" steel pipe, 0.1' below grade and monumented on the West end with a 1" steel pipe, 1.0' below grade and bears N 89°35'00" W, a field measured distance of 1092.00 feet.

COMMENCING at the Southwest corner of said Lot 2;
thence S 89°35'00" E along the South line of said Lot 2, a distance of 278.66 feet to the POINT OF BEGINNING;
thence leaving said South line N 00°17'33" E, a distance of 38.00 feet;
thence S 89°35'00" E and parallel with said South line, a distance of 573.98 feet;
thence S 00°17'33" W, a distance of 25.21 feet;
thence S 89°35'00" E and parallel with said South line, a distance of 125.72 feet;
thence S 00°17'33" W, a distance of 12.79 feet to a point on said South line;
thence N 89°35'00" W along said South line, a distance of 699.70 feet to the POINT OF BEGINNING.

Containing a calculated area of 23,419 square feet, (0.538 acres) of land, more or less.

Signed this _____ day of _____, 20_____.

GRANTOR(S):

Nancy D. Milka

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____
_____.

Witness my hand and official seal. My commission expires:

Notary Public