

PERSONAL REPRESENTATIVE'S DEED
(TESTATE ESTATE)

This Deed is made by JAMES ^{F.} BUCHANAN, as Personal Representative of the Estate of JOHN K. BUCHANAN, aka JOHN BUCHANAN, aka JOHN KAY BUCHANAN, deceased, to JANICE H WOODARD and DONALD P WOODARD, Grantee(s), as joint tenants, whose address is 6385 Vessey Road, Colorado Springs, Colorado 80908, for good and valuable consideration

WHEREAS, the above named decedent in his lifetime made and executed his Last Will and Testament, dated May 25, 1999, which Will was admitted to informal probate on January 12, 2000, by the District Court in and for El Paso County, Colorado, in Probate Action Number 00PR0037, and

WHEREAS, Grantor was duly appointed Personal Representative of said Estate on January 12, 2000, by the District Court in and for El Paso County, Colorado, in Probate Action Number 00PR0037, and is now qualified and acting in said capacity, and

WHEREAS, the Grantee(s) are determined to be the person(s) entitled to distribution of the hereinafter-described real property, and Grantor is authorized and directed to distribute the same to Grantee(s)

WHEREAS, Grantee(s) is/are not the spouse, agent, or attorney of any Personal Representative or any corporation or trust in which any Personal Representative has a beneficial interest, and the Grantee(s) hereunder by acceptance of delivery of this deed hereby acknowledge(s) that Grantee(s) is/are not any of the persons, or if grantee is a corporation or trust that it is not an entity, described under C.R.S. 15-12-713 (as amended), or one having any conflict of interest as described thereunder,

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NOW THEREFORE, pursuant to the powers conferred upon Grantor in Part 8 of Article 1 of Title 15 of Colorado Revised Statutes, as amended, of the Colorado Probate Code Grantor sells, conveys, assigns, and transfers to JANICE H WOODARD and DONALD P WOODARD, Grantee(s), as joint tenants, the following real property in EL PASO County, Colorado

That portion of the North half of Section 6 in Township 12 South, Range 65 West of the 6th P.M., described as follows

Commencing at the Northeast corner of said Section 6, thence 0°27'18" East 1400.36 feet on the East line of said Section 6, thence West 2035.80 feet to the point of beginning of the tract to be described hereby, thence South 0°27'18" East 1095.03 feet to the Northeast corner of the tract secondly described in deed recorded in Book 1792 at Page 599 of the records of El Paso County, Colorado, under reception No. 145357, thence West 710.39 feet on the North line of said tract to the Northwest corner thereof, thence North 0°07'30" East to intersect the Southerly line of the tract described in deed to Blanche L. Hardesty recorded in Book 1792 at Page 597 of said records under Reception No. 145356, thence Easterly on the South line of said Hardesty tract 304 feet, more or less, to the Southeast corner thereof, thence North 495 feet on the East line of said Hardesty tract to intersect a line drawn North 88°18' West from the point of beginning, thence South 88°18' East to the point of beginning, Except a right of way for road purposes over the most Northerly 30 feet, the Easterly 15 feet thereof and the extreme West 15 feet

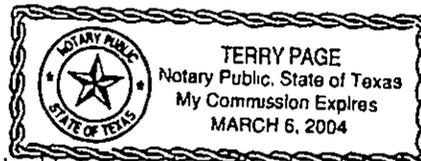
commonly known as 6385 Vessey Road, Colorado Springs, Colorado 80908

with all appurtenances, subject to taxes for the year 2000 and later years, any encumbrances, easements, restrictions, rights of way, reservations and covenants of record, and easements or rights of parties in possession

Executed this 28 day of April, 2000

[Signature]
James K. Buchanan, as Personal Representative of the Estate of JOHN K. BUCHANAN, aka JOHN BUCHANAN, aka JOHN KAY BUCHANAN, deceased

STATE OF Texas)
) ss
COUNTY OF Wilkinson)



The foregoing instrument was acknowledged before me this 28 day of April, 2000, by James K. Buchanan, as Personal Representative of the Estate of JOHN K. BUCHANAN, aka JOHN BUCHANAN, aka JOHN KAY BUCHANAN, deceased

My commission expires 3-6-2004

(SEAL)

[Signature]
Notary Public
Notary's name TERRY PAGE
Notary's address 220 N. IH35
ROUND ROCK TX 78681