

E-RECORDED



Warranty Deed
(Pursuant to 38-30-113 C.R.S.)


State Documentary Fee
Date: September 13, 2016
\$ 20.40

THIS DEED, made on **September 13, 2016** by **SUSAN K. KANA AND THOMAS E. KANA** Grantor(s), of the County of **EL PASO** and State of **COLORADO** for the consideration of **(\$204,000.00) *** Two Hundred Four Thousand and 00/100 ***** dollars in hand paid, hereby sells and conveys to **THE TOWN OF MONUMENT, A COLORADO MUNICIPAL CORPORATION** Grantee(s), whose street address is **645 BEACON LITE ROAD MONUMENT, CO 80132**, County of **EL PASO**, and State of **COLORADO**, the following real property in the County of **El Paso**, and State of Colorado, to wit:


LOT 6, FOREST VIEW ESTATES IV, COUNTY OF EL PASO, STATE OF COLORADO.

also known by street and number as: **744 FOREST VIEW WAY MONUMENT CO 80132**

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2016 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; Any special assessment if the improvements were not installed as of the date of Buyer's signature on the Contract to Buy and Sell Real Estate, whether assessed prior to or after Closing; and other NONE*



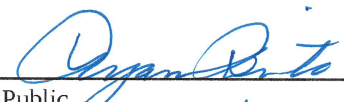
SUSAN K. KANA



THOMAS E. KANA

State of **COLORADO**)
) ss.
County of **EL PASO**)

The foregoing instrument was acknowledged before me on this day of **September 13, 2016**
by **SUSAN K. KANA AND THOMAS E. KANA**



Notary Public
My commission expires 1-22-20

RYAN BRITO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044002465
My Commission Expires January 22, 2020

When Recorded Return to: **THE TOWN OF MONUMENT, A COLORADO MUNICIPAL CORPORATION**
645 BEACON LITE ROAD MONUMENT, CO 80132