

DEED
of
EASEMENT and RIGHT of WAY for access to property.

For and in consideration of the mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Dinah Gale Watson Living Trust, Grantor, hereby grants and conveys to Janice Woodard, Grantee, her successors, heirs and assigns, a perpetual, non exclusive right of way and easement ("Easement") on, over, under, across and through that property described on Exhibit A, attached.

Grant. The easement granted hereby shall be for ingress and egress to and from Lot 1, Woodard Minor Subdivision and Coolwell Drive, El Paso County, Colorado. The Easement may also be used for utility purposes to serve said Lot 1.

Improvements. The grantee will construct a permanent driveway on the Easement for such access. Grantee may assign Easement for utilities to provide service to and for Lot 1.

Amendment. This Easement shall be amended only by a written and recorded instrument signed and acknowledged by the then current owner of the property and Easement.

This Easement shall be governed by and construed in accordance with the laws of the State of Colorado and shall be binding upon and inure to the benefit of the parties, their successors and assigns, heirs, beneficiaries and personal representatives.

Done on this _____ day of _____, 2019.

Dinah Gale Watson Living Trust, Grantor.

State of Colorado }
County of El Paso } SS.

The above instrument was acknowledged, executed, signed and delivered before me this ____ day of _____, 2019, by _____.

Notary Public

EXHIBIT A
to that Deed of Easement and Right of Way

EASEMENT DESCRIPTION:

The West 30.0 feet of that property described in Deed recorded November 07, 2018 at Reception Number 218129864 in the El Paso County, Colorado, Clerk and Recorder's Records.

WARRANTY DEED

THIS DEED, Made this _____ day of _____, 2019, between Janice Woodard of the County of El Paso, and State of Colorado, Grantor, and the Dinah Gale Watson Living Trust, Mark A. Watson, Trustee, whose legal address is 6360 Coolwell Drive, Colorado Springs, Colorado, 80908, of the County of El Paso and State of Colorado, Grantee:

WITNESSETH, That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, his heirs and assigns forever, all real property together with improvements, if any, situate, lying and being in the County of El Paso and State of Colorado, described as follows:

Tract B, Woodard Subdivision.

TOGETHER with all and singular the hereditaments and appurtances thereunto belonging, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and in all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtances.

TO HAVE and TO HOLD the said premises above bargained and described, with the appurtances, unto the Grantee, his heirs and assigns forever. And the Grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the Grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a lien but not yet due and payable, and those specific Exemptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer and dated _____.

The Grantor shall and will WARRANT and FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this Deed on the date set forth above.

Janice Woodard

State of Colorado }

County of El Paso}SS.

The above instrument was acknowledged, executed, signed and delivered before me this ____ day
of _____, 2019, by Janice Woodard.

Notary Public