

Recording requested by: _____

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Janice Woodard

Name _____

Address: 6385 Vessey Rd.

Address _____

City/State/Zip: Colo Spgs Co 80908

City/State/Zip _____

Property Tax Parcel/Account Number: 52060-00-065

Quitclaim Deed

This Quitclaim Deed is made on April 13, 2016, between Janice Woodard, Grantor, of 6385 Vessey Rd, City of Colo Spgs, State of Colo. and ERIC MORROW, Grantee, of 6335 Vessey Rd, City of Colo. Spgs, State of Co.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 6335 Vessey Rd., City of Colo. Springs, State of Colorado:

see land encroachment legal description on enclosed Rky mtn. Land Services letter

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2016 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2016 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 4-15-16

Janice Woodard
Signature of Grantor

Signature of Grantor

JANICE WOODARD
Name of Grantor

Name of Grantor

State of ~~California~~ Colorado

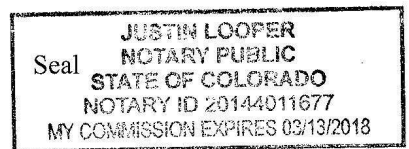
County of El Paso } S.S.

On 4-15-16, before me, Justin Looper

(name and title of notary), personally appeared Janice Woodard

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the above instrument and acknowledged to me that they/he/she executed the instrument in their/his/her authorized capacity. I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Witness my hand and official seal.

Justin Looper
Notary Signature



4-15-16

Bill of Sale

Seller 1: Jamice Woodard

Address: 6385 Vessey Rd.
Co Spgs Co 80908

Seller 2: _____

Address: _____

Buyer 1: _____

Address: _____

Buyer 2: _____

Address: _____

If there is more than one buyer or seller, the use of the singular incorporates the plural.

1. Seller sells the goods (Goods) described here to Buyer: 1/3 acre of land at 6385
Vessey Rd. Colo. Spgs Co 80908

2. The full purchase price for Goods is \$ 10,000⁰⁰. In exchange for Goods, Buyer has paid Seller [choose one]:
 single payment of the full purchase price.

\$ _____ as a down payment, balance of purchase price due by _____.

\$ _____ as a down payment and has executed a promissory note for the balance of the purchase price.

3. Seller warrants that Seller is the legal owner of Goods and that Goods are free of all liens and encumbrances except

JW

Seller agrees to remove any lien or encumbrance specified in this clause with the proceeds of this sale and other funds as necessary within 10 days of the date of the bill of sale.

4. Seller believes Goods to be in good condition except for the following defects: JW

5. Goods will be delivered to Buyer in the following manner:

Buyer will take immediate possession of Goods.

Buyer assumes responsibility for picking up Goods from _____ within _____ days.

In exchange for an additional delivery charge of \$ _____, receipt of which is hereby acknowledged,

Seller will deliver Goods within _____ days to the following location: _____

6. Additional terms of sale for Goods are as follows: _____

Seller 1's signature: Janice Woodard Seller 2's signature: _____

Date: 4/15/16 Date: _____

Buyer 1's signature: _____ Buyer 2's signature: _____

Date: _____ Date: _____

Certificate of Acknowledgment of Notary Public

State of Colorado)

County of El Paso) ss

On April 15, 2016 before me, Rylee Mason, a notary public in and for said state, personally appeared Janice Woodard, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he or she executed the same in his or her authorized capacity, and that by his or her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Colorado that the foregoing is true and correct.

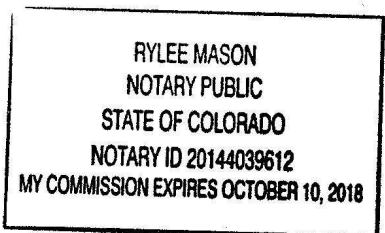
Witness my hand and official seal.

Signature Rylee Mason

Notary Public for the State of Colorado

My commission expires October 10, 2018

(Notary Seal)



WARRANTY DEED

THIS DEED, Made this _____ day of _____, 2019, between Janice Woodard of the County of El Paso, and State of Colorado, Grantor, and Eric F Morrow and Carol A. Morrow, whose legal address is 6335 Vessey Road, 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 _____ Dollars (\$ _____), 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 A, Woodard Subdivision.

TOGETHER with all and singular the hereditaments and appurtenances 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 appurtenances.

TO HAVE and TO HOLD the said premises above bargained and described, with the appurtenances, 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