

WARRANTY DEED

JOSEPHINE B. WERTZ

Grantor(s)

whose address is 17426 Buckhorn Canyon  
Bellvue, Colorado 80512

\*County of Larimer . State of

Colorado

. for the consideration of

TWENTY-THREE THOUSAND AND NO/100  
dollars, in hand paid, hereby sell(s)

and convey(s) to RALPH A. HALL and DORINDA HALL, as Joint Tenants

whose legal address is P.O. Box 766, Fort Collins, Colorado 80522

County of Larimer . and State of Colorado

the following real property in the County of Larimer . and State of

Colorado, to wit:

(SEE EXHIBIT "A", ATTACHED)

also known by street and number as Vacant Land

with all its appurtenances, and warrant(s) the title to the same, subject to all existing easements and  
rights-of-way in place or of record; all oil, gas, or other mineral  
reservations or exceptions of record; any restrictions, reservations,  
or exceptions contained in any United States or State or Colorado  
Patents of record; all zoning and other governmental rules and  
regulations; Declaration of Covenants for the Fish Creek Park Road  
Association; general property taxes for the year 1988, due and payable  
in 1989, and subsequent years, and a certain deed of trust for the use  
of the FEDERAL LAND BANK OF WICHITA in the face amount of \$170,000.00,  
dated September 26, 1986, and recorded September 29, 1986 at Reception  
No. 86056165 of the Larimer County, Colorado Records, which the  
Grantor herein do not assume and agree to pay.

*Josephine B. Wertz*  
Josephine B. Wertz

STATE OF COLORADO,

County of Larimer } ss.

The foregoing instrument was acknowledged before me this 8th day of August, 1988  
by Josephine B. Wertz.

My commission expires 4-13-91 . Witness my hand and official seal.

*Dorinda DeLeon*  
Notary Public

\*If in Denver, insert "City and."

No. 897, Rev. 12-85. WARRANTY DEED (Short Form) Bradford Publishing, 5825 W. 6th Ave., Lakewood, CO 80214  
RETURN TO: Ralph A. Hall and Dorinda Hall  
P.O. Box 766, Fort Collins, CO 80522

Return to

Stewart Title

DF  
2.30

26179

EXHIBIT "A"  
(Warranty Deed)

LEGAL DESCRIPTION:

Parcel 4

That portion of Section 24, Township 7 North, Range 71 West of the 6th P.M., County of Larimer, State of Colorado, more particularly described as follows:

Considering the West line of the Southwest Quarter of Section 24, Township 7 North, Range 71 West of the 6th P.M. to bear North  $00^{\circ}04'55''$  West with all bearings contained herein, relative thereto.

Beginning at the Southwest corner of said Section 24; thence North  $00^{\circ}50'04''$  East 229.82 feet; thence East 1393.29 feet to the TRUE POINT OF BEGINNING; thence North 991.67 feet; thence North  $85^{\circ}55'22''$  East 1232.68 feet to the North-South centerline of said Section 24; thence North  $89^{\circ}48'17''$  East 305.32 feet; thence South  $00^{\circ}47'28''$  West 845.37 feet; thence South  $88^{\circ}07'13''$  West 305.61 feet to the North-South centerline of said Section 24; thence along said centerline South  $00^{\circ}47'28''$  West 225.07 feet; thence West 1211.66 feet more or less to the TRUE POINT OF BEGINNING.

**GRANT OF EASEMENT:** In order to provide vehicular access between County Road 27 and the real property being conveyed hereby, as described above, the Grantor herein expressly grants unto the Grantees, their heirs, administrators, and assigns, forever, non-exclusive perpetual road easements for ingress and egress, sixty feet (60') in width over and across and thirty feet (30') on each side of the centerline of the existing private roads owned by the Grantor or subsequently constructed by the Grantor, and which are located in Section 24, Township 7 North, Range 71 West of the 6th P.M., County of Larimer, State of Colorado. The Grantor, her heirs and assigns, shall have the right to maintain and repair said roads; however, the Grantor shall not have any obligation to pay for the maintenance or repair of said roads, any such maintenance or repair being the responsibility of the Fish Creek Park Road Association, Inc., a Colorado non-profit corporation. The easements hereby granted by the Grantor to the Grantees shall be non-exclusive, thereby allowing the Grantor, her heirs and assigns, to use said roads. The Grantor shall have the right to terminate any easement granted herein at any time, provided the Grantor provides the Grantees with other adequate vehicular access to the real property being conveyed hereby, as described above. With respect to any easement which the Grantor has the right to terminate, the Grantees agree, upon request of the Grantor, to execute an appropriate document, in recordable form, terminating said easement. The Grantees shall not construct any obstruction on, across, or at the boundaries of the road easements hereby granted by the Grantor to the Grantees. Provided said road easements are not obstructed, the Grantees shall have the right to install or cause to be installed utility lines over and across said easements and to repair, service, and maintain any such utility lines.

**RESERVATION OF EASEMENT:** The Grantor herein expressly excepts and reserves unto herself, her heirs, and assigns, forever, a non-exclusive perpetual road easement sixty feet (60') in width over and across the real property being conveyed hereby, as described above, at a location determined by the Grantor. The Grantor, her heirs and assigns, shall have the right to construct, maintain, and repair a road on said easement; however, the Grantor shall not have any obligation to pay for the maintenance or repair of said road, any such maintenance or repair being the responsibility of the Fish Creek Park Road Association, Inc., a Colorado non-profit corporation. The Grantees shall not construct any obstruction on, across, or at the boundaries of the road easement hereby reserved by the Grantor. Provided said road easement is not obstructed, the Grantor shall have the right to install or cause to be installed utility lines over and across said easement, and to repair, service, and maintain any such utility lines. This easement shall be non-exclusive, thereby allowing the Grantees, their heirs, administrators, and assigns to use said road.