When recorded mail to:

Space above this line reserved for Recorder's use

Warranty Deed

For the consideration of Ten Dollars ($10.00), and other valuable consideration, _____, as Grantor, do hereby convey to _____ whose address is _____, as Grantee, all that right, title and interest in that certain real property situated in the County of Pueblo, State of Colorado, and described as follows:

> **_____ Section ____, Township ____ South, Range ____ West of the 6th Meridian,**
> **_____ Acres +/-**
>
> **There shall be established a 30' easement along the north, south, east and west boundaries of the above-said parcel for access purposes.**
>
> **SUBJECT TO all reservations, covenants, rights of way, easements and restrictions of record**

The Grantor does warrant that they have a good, sure, perfect, absolute and indefeasible estate in Fee Simple in the above-described property, and has good right, full power and lawful authority to convey said property in the manner and form aforesaid, and that said property is free and clear from all former and other grants, bargains, sales, liens, taxes, and assessments. The Grantor does and will warrant and forever defend the Grantee's right and title to the above- described property against the claims of every person or persons lawfully claiming the whole or any part thereof.

When the context requires, singular nouns and pronouns include the plural.

Dated: _____, 20____

_____

THE STATE OF _____)
)
COUNTY OF _____)

On _____ before me, _____, Notary Public, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

_____
Signature of Notary Public