

WARRANTY DEED

State Doc Fee: \$42.42
Recording Fee: \$16.00

THIS DEED is dated the 20th day of June, 2014, and is made between

Karen Kay Benson

(whether one, or more than one), the "Grantor" of the County of La Plata and State of Colorado and

Paul W. Broderick and Monica W. Broderick

the "Grantees", whose legal address is 1923 Glenisle, Durango, CO 81301 of the County of La Plata and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **Four Hundred Twenty Four Thousand One Hundred Dollars and No Cents (\$424,100.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantees and the Grantees' heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with any improvements thereon, located in the County of La Plata and State of Colorado described as follows:

A tract of land located in the Southwest 1/4 of the Northeast 1/4 of Section 28, Township 36 North, Range 9 West, N.M.P.M., County of La Plata, State of Colorado, being more particularly described as follows:

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Beginning at a metal fence post with brass tag L.S. #2052, being a point on the west boundary line of County Road 203, whence the Southeast Corner of said Section 28 bears South 23° 59' 33" East, 3684.90 feet;
Thence running from said point of beginning South 09° 38' 00" West, 286.32 feet along said west boundary line of said county road to a one inch iron pipe;
Thence West, 1051.60 feet to the West boundary line of the said Southwest 1/4 of the Northeast 1/4 of Section 28;
Thence North 00° 04' 00" East, 282.28 feet along said West boundary line of the Southwest 1/4 of the Northeast 1/4 of Section 28;
Thence East, 1099.18 feet to the point of beginning.

also known by street address as: 4141 County Road 203, Durango, CO 81301

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TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and 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 Grantees, and the Grantees' heirs and assigns forever.

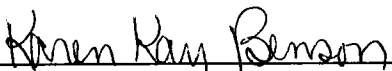
The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantees, and the Grantees' heirs and assigns: that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and 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 and subject to:

See Exhibit "A" attached hereto and made a part hereof

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And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

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

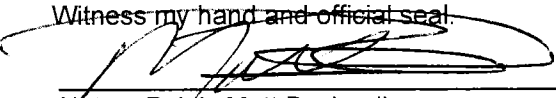


Karen Kay Benson

State of Colorado
County of La Plata

The foregoing instrument was acknowledged before me this 20th day of June, 2014 by Karen Kay Benson.

**MATT BUSHNELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094027555
MY COMMISSION EXPIRES 08/28/2017**

Witness my hand and official seal.


Notary Public Matt Bushnell
My commission expires:

EXHIBIT "A"
DEED EXCEPTIONS

General taxes for the year 2014; and those specific exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8.2 (Record Title Matters) 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 Section 8.3 (Off Record Title Matters) and Section 9 (Current Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the Property within any special taxing district

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