

State of Colorado  
La Plata County

Recorded at 10:25 o'clock A.M., March 31, 1980  
Reception No. 441851  
LETA SAUER Recorder.

THIS DEED, Made this 24th day of August  
19 79, between

OSCAR SITTNER and TERRY L. NICKS

of the County of La Plata and State of Colorado  
Colorado, of the first part, and

ROBERT W. HARDING and HELEN L. HARDING

whose legal address is 3897 County Road 203, Durango

of the County of La Plata and State of Colorado, of the second part:

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION.....~~DOLLARS~~  
XXXXXXXX

to the said parties of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said parties of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the following described lot or parcel of land, situate, lying and being in the County of La Plata and State of Colorado, to wit:

A tract of land lying and being in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 28, Township 36 North, Range 9 West, N.M.P.M., La Plata County, Colorado, more particularly described as follows:

BEGINNING at the Southeast corner of said tract, a one (1) inch pipe in the ground, and being a point on the West right of way line of Primary La Plata County Highway designated as 203, formerly known as U.S. Highway No. 550, whence the Southeast corner of said Section 28 bears South 40°02' East 2694.92 feet;

Thence running from said point of beginning North 11°13' East 187.5 feet along the West right of way line of said Highway to a steel fence post on the ground;

Thence Westerly to a point on the West line of said NW1/4SE1/4;

Thence Southerly along the West line of said NW1/4 SE1/4 183.92 feet;

Thence East to the point of beginning; together with all improvements thereon situate.

Subject to easements and rights of way for all existing roads, highways, pipelines, and utilities, and particularly the Fall Creek Road as constructed over, through and across said premises as described in Deed recorded March 3, 1972 as Reception No. 369482.

UNOFFICIAL COPY

also known as street and number 3897 County Road 203, Durango, Colorado 81301

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

Robert Harding, 41 W. Old Ina Rd.  
Sutton, Az. 85704

STATE DOC. 3-31-80