~ THE JUNCTION HOUSE ~

© Steve Plutt, June 20, 2021

The Junction House was a 19th century roadhouse located above Crystola on the Colorado Springs to Leadville wagon road. It provided travelers a respite to spend the night and coach companies an opportunity to make a change of horses. A U.S. post office was located there as well. This establishment was built and operated by George and Esther Sharrock.

George W. Sharrock

eorge William Sharrock was born on November 22, 1825 in Yorkshire, England. He immigrated to the United States arriving at

JUNCTION HOUSE

Situated at the Junction of South Park and Manitou Park roads, 10 miles above Manitou; a pleasant resort for tourist and invalids. Fishing and hunting within short distance. Large dairy attached. House re-fitted and re-furnished throughout. A nice drive for a good, wholesome dinner. Terms reasonable.

GEORGE SHARROCK; Proprietor. Address Summit Park Postoffice. This house is the dinner station for coaches going both ways.

Colorado Springs Gazette, August 12, 1879

Ellis Island on October 28, 1847 and was naturalized in October of 1862. Esther was born in 1828, also in England. George and Esther resided in New Jersey where Esther gave birth to a

THE JUNCTION HOUSE

At the junction of the South Park and Manitou Park roads, ten miles west of Manitou, has been refitted and refurnished throughout.

TOURIST AND INVALIDS

will find it a pleasant place to stop, the surrounding scenery being of the most beautiful and romantic, and

The Climate Delightful

The tables of this home are always supplied with the best the markets afford. The rates are reasonable. GEO. SHARROCK, Propr.

Summit Park, Colo.

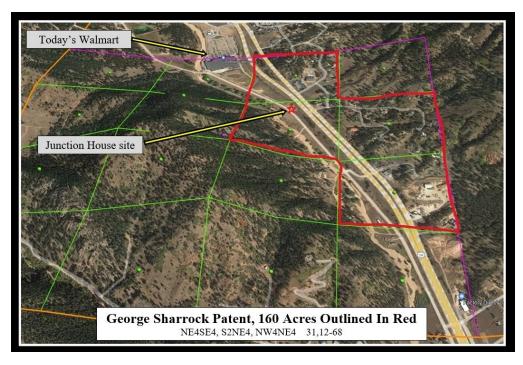
Colorado Springs Gazette, July 21, 1880

total of five children, but son George Jr. and daughter Evangeline were the only two that survived beyond the first 15 months, as was common in the days prior to vaccinations. George's obituary stated that the family arrived in Colorado in 1863, settling in the Ute Pass area. In 1878¹ he was the owner-operator of the Junction House "at the meeting of the Leadville and Florissant road and that going to Manitou Park". At the Junction House the couple kept a store and a blacksmith shop and rented out rooms and provided meals for weary travelers. The hotel was also advertised as a "resort" for tourist and invalids. Local folklore tells of Sharrock's trouble with a neighbor when he first homesteaded, but I could not find anything to

validate those tales so I'll leave that out of this account.

¹ Prior to Sharrock's Junction House, the only stop from Colorado Springs to Fairplay in the Woodland Park area was the hotel at Summit Park, owned and operated by W.S. Nichols. Today, the Louie Lynch Ranch is the site of the former Summit Park Hotel.

The Junction House was 10 miles above Manitou Springs and sat on the 160 acre homestead² of George Sharrock. It was a frame hotel with 12 guest rooms and had a big 80 foot porch. It was described as well finished both inside and out. On the



property was a large wood shed, a milk house and cellar, "all under the same roof as the hotel". The front yard was lined with 120 feet of picket fence in front and two large open fire places were inside the hotel. There was stabling for 18 span of horses³ and a loft that held 5 tons of hay. There was an 10 x 28 foot granary and an ice house that held 100 tons with a nearby pond that had a 200 ton cutting capacity. There was a 16 x 25 foot hen house, a "log camp house" that measured 16 x 20 feet, a 14 x 24 foot calf house and five corrals with sheds. There was a good well near the stable and a spring near the house. Fountain Creek was very nearby. George kept 18 acres under cultivation and also had good range for cattle. The Junction House was described as the best stopping place in the mountains, saying that Sharrock was an energetic man that made everyone welcome.

Because of his age and a desire to retire, in 1880 George completely refurbished the hotel and then listed it for sale with a Colorado Springs real estate company. A buyer was not found so the Sharrock's closed the hotel but held on to the property. The Colorado Midland Railroad started passenger service up Ute Pass and through George Sharrock's 160 acres on July 13, 1887. This may or may not have had a negative impact on the stage stop business at the Junction House, but I doubt it helped. The Sharrock's took out several loans over the years from the Coddington Savings Bank of Newport, New Jersey, always putting up the 160 acres and hotel as collateral. They bought a house in Green Mountain Falls and opened a grocery store there. However, in August of 1885 Mrs. Sharrock re-opened the Junction House and tried to make a go of it.

In the fall of 1891 while living in Green Mountain, George was complaining of neuralgia⁴ in the head. He visited Dr. Engleman and was given a prescription of morphine. News reports say that

² NE4SE4,S2NE4,NW4NW4, 31-12/68, #339

³ an obsolete term, a "span" meant a pair of horses, so in this case Sharrock had room for 36 horses

⁴ Neuralgia is a sharp, shocking pain that follows the path of a nerve and is due to irritation or damage to the nerve

DEATH BY MISTAKE

George Sharrock, an Old Pioneer, Takes
Too Much Morphine.

Colorado Springs Weekly Gazette, October 10, 1891

George went to bed in his room over the grocery and took a dose of the drug but much above the required amount. The theory at the time attributed the

overdose to his "old age" and "poor eyesight". The next morning, on October 1, 1891, his son George Jr. found the man lying dead in his bed.

After the death of George, Mrs. Sharrock tried, but could not keep up with the loan payments to the bank. Consequently, four years later on April 29, 1895 their home at Green Mountain Falls along with their 160 acre Junction House was foreclosed on and sold. No record of an active boarding house could be found after the foreclosure but subsequent owners continued on as a working ranch.

Esther Sharrock lived another fourteen years after George. She died on June 6, 1905, while

living in Montrose, Colorado. Both Esther and George are buried at Crystal Valley Cemetery in Manitou Springs. Their plot marked with a large, weathered headstone.

Evangeline Sharrock, (1867-1918) married Albert D.
McShane in 1887 while living in Colorado Springs. The couple farmed north of the Springs and were parents of six children, three boys and three girls.

George H. Sharrock, Jr., (1861-1943) married Miss Cora Hardy and parented two girls and a son. George Jr. followed his father's footsteps and made his living hoteling and owning grocery stores. At one time he had a store in Colorado



Springs, Green Mountain Falls and up in Cripple Creek. His hotel in Green Mountain was the Lake View Terrace.

N.O. Johnson

After the Sharrock's defaulted on their \$1000 loan from the Coddington Savings Bank, a Sheriff's Sale was held on April 29, 1895. Mr. & Mrs. N.O. Johnson, who were friends of the Sharrock's, purchased at that sale the Junction House and its 160 acres. That sale satisfied the bank that had foreclosed on the Sharrock family.

Norman O. Johnson was born in 1837and raised in Chester, Vermont. In 1858 he married Miss Ellen Henry of Claremont, Vt. They became the parents of two sons, Harry and Herbert.

It was in Chester that he started in the dry goods business as a clerk and within six months bought out the two owners. He was a very successful man from the start. It was because of his ill health that he sold the business and relocated to Colorado Springs.

Johnson arrived in the Springs in the early 1870s and immediately, he bought another dry goods store on South Tejon St. at a bankruptcy auction. It didn't take long for Johnson to become one of the most successful business men in Colorado

Springs. He soon outgrew the Tejon St. building and moved to 22 Pikes Peak Avenue.

N.O. Johnson was the founder of Johnson & Sons dry goods stores located in Cripple Creek, Pueblo and Colorado Springs. His store in Cripple Creek burnt to the ground in the great fire of 1896, but he rebuilt.

At one time Johnson was the vice president of the Exchange National Bank in the Springs and a director of the Union Gold Mining Company.

Colorado Springs pioneer Norman O. Johnson was one of the very first merchants in the Springs and was a very well-known shop keeper in Cripple Creek and Pueblo.

Johnson had been in ill health since June of 1897 with his asthma which was compounded by heart issues. Because of this, he and Miss Ellen moved

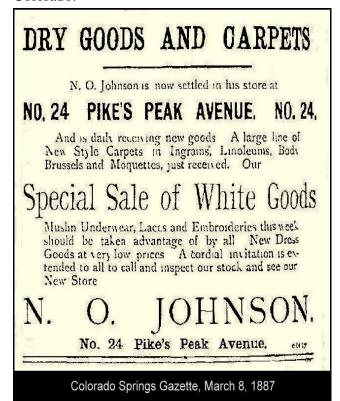


down to the lower altitude of Pueblo.



NORMAN O. JOHNSON.

N.O. Johnson died on November 20, 1897 with his wife at his side, while at the Grand Hotel in Pueblo. His obituary stated that he was one of the most successful businessmen in the state of Colorado.







M.S. Fishback

On September 15, 1903, M.S. Fishback bought from the Johnson Estate the Sharrock Homestead and all of its original 160 acres.

McShelby Fishback⁵ was born in Kentucky on June 10, 1850. He married Eliza H. Goddard on June 18, 1876. Eliza was born October 23, 1853 in Louisville, Kentucky.

The Fishback's were a large family, five girls and four boys, that moved around quite a bit in those days. Both McShelby and Eliza were born in Kentucky, were married in Kentucky and four of their first five children were born in Kentucky with their second child born in Massachusetts. Their sixth and seventh children were born in Kansas while the two youngest were born in Oklahoma. They were a very close-knit family, seemingly always moving together and even living together under the same roof.

After the death of their oldest daughter Helen in Oklahoma, the Fishback's headed west and first appeared in the Colorado Springs city directory in 1901. At that time, M.S. and Eliza were living at 124 Hill St. It wasn't long before adult son's Frank, Joseph, McShelby Jr.

Mr. Joe Fishback has brought his young bride to the place called the Junction house, where they will make their future home. Mr. Fishback has bought the ranch of his father, including quite a number of cattle.

Colorado Springs Weekly Gazette, October 20, 1904

and Edward joined the family at the same residence.

DEATH OF MR. FISHBACK

Word has been received that McShelby Fishback died of double pneumonia at Long Beach, California, March 31. The funeral service was held from the McFayden undertaking parlors April 1 at 3 o'clock.

Mr. Fishback was a pioneer homesteader and one of the leading men of the Cedarview section. His many friends extend their sympathy to the bereaved widow.

The Myton Free Press, (Myton, Utah), Thu. Apr 8, 1915

With the purchase of the Sharrock homestead, M.C. ran cattle on the place. The Sharrock's entertained and would have house party's with lots of company, complete with a taffy pulls. In October of 1904 son Joseph married Abagail Fitch. An October 20, 1904 newspaper story says that Joseph bought the ranch and cattle from his father and moved his new bride onto the property. In 1906 the Fishback Family decided to pack up and leave Colorado for Utah where M.C. filed for a homestead. Several of his children also homesteaded there, all adjacent to their fathers new land. In total, the family had just over 800 acres on the Uintah and Ouray Indian Reservation which is located in northeastern Utah.

By 1912 they all ended up in Long Beach, California and most are buried there.

⁵ who preferred to be addressed as "Shelby" and signed his name "M.S. Fishback"

William S. Bates

GREEN MOUNTAIN FALLS.

W. S. Bates, formerly of Calhan, Colo, and one of the early settlers of El Pase county, and his niece, Mrs. S. A. Thompson, of Berthoud, Colo., have purchased the "Junction House" property from J. S. Fishback, and have taken possession. They will fix up the property and remodel it in several ways.

Colorado Springs Weekly Gazette, February 15, 1906, Page 15

On February 1, 1906, Joseph Fishback sold the 160 acre ranch to Mr. W. S. Bates.

Bates was a pioneer rancher from out at Calhan with his wife Anna. He was also a successful businessman having owned and operated a mercantile and a hotel. At Calhan he was the postmaster for many years.

After Anna died in 1906, W.S. was very close to his niece Clarise and her husband Samuel Thompson.

W.S. and Samuel bought a grocery business

from A.C. Van Galder in Berthoud, Colorado in the spring of 1904 (about May 25, 1904).

The Thompson's and Bates moved back to the Calhan area in the spring of 1904 with W.S. living with Clarise and Sam. What they did with their newly purchased store, I do not know.

I was unable to find much on Mr. William S. (W.S.) Bates, not even when or where he died. I was also unable to find any information at all on what he did with the Junction House when in his possession, except for the fact that on April 3, 1912 he sold the full 160 acres to John S. Watson.

John S. Watson

As with W.S. Bates, not too much is known about this new owner of the Sharrock Homestead.

John S. Watson, was a farmer living in Ellicott, Colorado when he bought the Junction House property from William Bates on April 3, 1912. On the 20th of January in 1913 and for whatever reason, John quit claimed the land to his wife Sadie.

Sadie keep the property up until August 29, 1917 when she sold to Lillian M. Starrett. The warranty deed at that time was in the name of both "Sadie Watson and J.S. Watson" (#97396, bk188,pg495).

Watson Funeral Today

Funeral services for John S. Watson, 60, well known Ellicott rancher
who died at his home Tuesday morning following a protracted illness, will
be held at 2:30 o'clock this afternoon from the United Krethren
church here. The funeral sermon
will be preached by the Rev. W. G.
Schaefer. Burial will be at Vermillion, Kan.

Colorado Springs Gazette, March 15, 1928

John was born in 1868 in Vermillion, Kansas. Sadie was born in 1883, in Frankfort, Kansas. They were the parents of four children. John died on March 13, 1928 at his home in Ellicott, Colorado. He is buried in his hometown of Vermillion, Kansas. Sadie remarried 20 years later (to LeRoy Stafford) and died on July 10, 1976 in Colorado Springs and is also buried back in Vermillion.

Clyde and Lillian Starrett

On August 29, 1917, John and Sadie Watson sold to Colorado Springs resident Clyde Starrett, the Junction House ranch, still containing 160 acres. When Clyde bought the place, he had the deed drawn up in the name of his wife Lillian as he did with many business transactions.

Clyde was one of the leading citizens of Macon, Missouri even though his residence was almost 60 miles away in Lancaster. In Macon, he worked as a court reporter from 1889 up until 1900. While in Lancaster, he was also the editor of the Lancaster Excelsior newspaper.

On June 6, 1894 he married Lillian Mitchell of Lancaster. They were the parents of two daughters. Mary was born while still living in Missouri in 1895. Elizabeth was born unintentionally in Phillipsburg, Kansas in 1905. By "unintentionally" I mean that as the



family was enroute to Colorado Springs following a visit back home in Missouri, Elizabeth decided it was time to come into the world as they were passing through Phillipsburg.

It was in 1900 that the Starrett's moved to Colorado where Lillian, besides raising Mary and later Elizabeth, was very active in social events in and around Colorado Springs. Among other things, Lillian was mainly interested in the temperance movement. So much so that in 1931 she was elected president of the district Women's Christian Temperance Union in Colorado Springs. The Women's Christian Temperance Union (WCTU) was one of the most influential organizations in the United States, pushing to ban alcohol.

When he first arrived in Colorado Springs, Clyde was a deputy clerk of the El Paso County Court and from 1902 to 1907 he served as a District Court Clerk. In 1905 he bought the El Paso County Democrat newspaper from T.B. and Nellie Pyles⁶. In 1910 Starrett was admitted to the Colorado Bar and that same year was named police magistrate of Colorado Springs. He soon became a very well-known and prominent attorney in Colorado Springs having his own private practice from 1914 to 1930. He was a District Judge in 1931 and 1932 before being elected as the District Attorney for El Paso, Teller and Douglas counties. He was a prominent member of the democratic party and a member of the Unitarian church.

⁶ The Pyles had started out in Florissant, Colorado as owner operators of the Crystal Peak Beacon.

As DA, Clyde was well known in Teller County as he was accused of turning a blind eye to gambling in the 1930s. In fact, in 1936 the Cripple Creek Times-Record ran a front page editorial attacking Starrett for his lack of enforcement of gambling laws. In 1938 the Denver Post asked why a Grand Jury hasn't been seated to investigate why Starrett hasn't prosecuted violators of the antigambling laws.

The Starrett's kept the Junction House property up until February 21, 1920. After a short illness, Clyde died at 68 years of age on August 30, 1940 while in Colorado Springs' Beth-El hospital. Lillian Starrett died on June 28, 1959 at her home in Colorado Springs. They are both buried at Evergreen Cemetery.

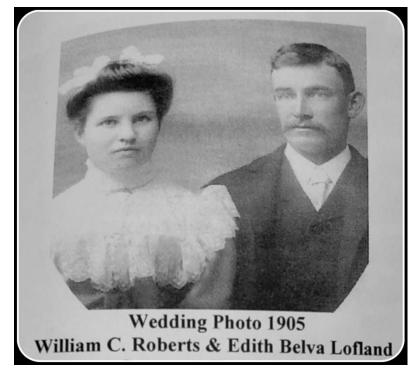
FYI, I live in Lake George and have researched our Park County history for many years. Clyde Starrett has long been known to me as the attorney who represented Mr. Henry Rockett of Lake George in 1915. Henry shot and killed Thomas Mullican on November 26, 1915. Starrett won his case and Rockett was acquitted. However that verdict started a 7 year "war" in the small village of Lake George that included the shooting up of the town post office and the total burning of the Lake George Hotel in 1922. That hotel was built by the namesake of our town, George Frost.

William and Edith Roberts

On February 21, 1920, William and Lillian Starrett sold to William and Edith Roberts the entire 160 acre ranch known as the Junction House. However, from this point the place was known as the "Roberts Ranch". The Roberts' were a very well known and respected family in the Ute Pass area.

Edith Belva "Belle" Roberts was born in Green Mountain Falls on Januray 4, 1889 to George and Eudora Lofland, a Green Mountain Falls pioneer family.

Edith was a member of the Green Mountain Falls Community Church (todays' Church in the



Wildwood) and its Green Mountain Falls Guild. Edith worked very hard every day keeping the farmhouse going and raising their three children.

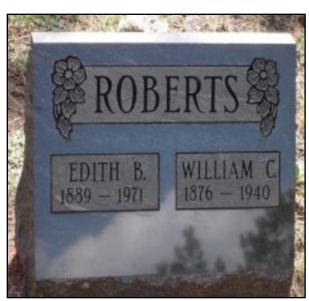
William Charles Roberts was one of eight children born to Charles and Hannah Roberts (a pioneer family of the Woodland Park area) in Winnebago, Illinois on February 10, 1877. The family is listed in the 1885 Colorado census. The 1900 Federal census lists 23 year old William as a teamster, living here with his father Charles.

It was on November 5, 1905 that William married Edith. The couple were parents to three children, Fred (1907-1985), Bessie (1909-1992) and Eudora (1910-1997). The 1910 Federal Census as well as his 1918 draft registration card, shows that William lives here and makes his living as a farmer.

William was declared insane sometime in the early 1930s and was committed to the Colorado State Hospital For The Insane in Pueblo.

It was on February 15, 1938, that Edith sold via a Warranty Deed to Bert Ligon the full 160 acres for a reported \$1625. However, a Conservator's Deed dated June 2, 1938 shows that she sells half interest in the 160 acres to Ligon. I can't explain this, but a title expert could.

William died November 25, 1940 and is buried in Woodland Park. Edith died February 15, 1971 and is also laying at rest with William in Woodland Park.



Bert and Rita Ligon

As mentioned above, on February 15, 1938, Edith Roberts sold to Bert Ligon the full 160 acres for a reported \$1625 and on June 2, 1938 a Conservator's Deed shows that she sells half interest in the 160 acres to Ligon. Again, I can't explain this, but a title expert could. What was known as the "Roberts Ranch" is now known as the "Pinestone Ranch".

Bert Ligon was born in Kerrville, Texas on February 14, 1896. He was James and Cassandra Ligon's eldest of eight children.

In his early teen years, Bert worked as a "Butcher Boy" on the San Antonio and Aransas Pass Railroad between San Antonio and Kerrville. FYI, a "Butcher Boy" would board the trains at division points, in Berts case, at Kerrville. They go through the cars selling newspapers, books, candy, canned beans, fruit, homemade rolls, coffee, cigars and cigarettes. They leave the train at the next major stop, again in Berts case. at San Antonio to refill their baskets, and board a returning train.

Bert left Kerrville in 1913 for Electra, Texas where he worked as a "well-shooter". Oil well shooting is a method of increasing production of an oil well using explosives. When the United

States entered World War I, Bert went back to Kerrville and enlisted in the army. After his discharge he located in Wichita Falls where he became one of the leading and most successful oil operators in North Texas. He was the owner of Bert Ligon Oil Company of Wichita Falls.

Marguerita "Rita" Taylor was born on June 13, 1898 in Quebec, Canada. She came to the Colorado Springs area in 1908. She attended Colorado Springs High School graduating there in 1916. Until her marriage on Christmas Day in 1914 to Bert, "Rita" worked as a legal secretary in the Springs. Rita's parents, Maurice and Margaret Taylor, left Canada and came to Colorado Springs in 1908 then moved up the Pass to Crystola in about 1909.

It was shortly after their purchase of the Roberts Ranch that Rita's father Maurice, who was a stonemason, built the nice stone house on the Old Road, just below the old Junction House location.

Bert Ligon died in 1941 at a very young 44 years of age. At that time, Rita took over all of their assets including the Bert Ligon Oil Company.

On October 25, 1946 Rita sold "approximately" seven acres of the



ranch to James and Mary Wilson. Those acres are the area of the Ute Pass Sand & Gravel Co. today. In reality, the sale was closer to only 5 acres. This was also the start of the 160 acre Sharrock Homestead being sold off in pieces. On the thirteenth of June, 1978 the estate of Rita Ligon sold to William Stackhouse III that part of the old Junction House property that is now Walmart.

Rita died on July 15, 2000 at her home in Colorado Springs.

William Stackhouse III

An investor living in California, Will Stackhouse III was now the owner of large pieces of what used to be the Sharrock Homestead. In both the years of 1995 and 1999, the City of Woodland Park's Master Plan depicted the Stackhouse property as "Big Box" and the City annexed that particular 45 acres. Stackhouse held onto the property for about 27 years when for the second

Wal-Mart is looking at property

Ute Pass Courier, October 27, 2004

City confirms Wal-Mart's location

By Norma Engelberg

Woodland Park city manager Mark Fitzgerald confirmed on Monday that the 45-acre Stackhouse property at the east end of the city is under contractby Wal-Mart but he didn't know the conditions of the contract. The property belongs to Will Stackhouse who lives in California.

Ute Pass Courier, November 10, 2004

October 12th, 2005.

time, rumors of a Walmart coming to Woodland Park started circulating. There was a lot of opposition to a megastore coming to the area. Among the main concerns were that the store would run all of the Mom & Pop stores out of business.

In November of 2004 the City of Woodland Park announced that Walmart was indeed looking at the Stackhouse property. However, it was about a month prior to that announcement that a deal had already been struck between Stackhouse and Walmart. The 45 acres was officially sold to the corporate giant on

Group forms to fight Wal-Mart opening

On Thursday, November 18, a group of more than 200 residents of Teller County met at the Woodland Park Library to begin organizing a campaign against Wal-Mart opening in Woodland Park.

Ute Pass Courier, November 24, 2004

This started a spirited division within the City between "Pro" and "Con" Walmart citizens. The "Pro" people wanted the conveniences while the "Con" warned of crime, litter, traffic and losing the "Small Town" atmosphere. Dozens of "Letters to the Editor" were written. Editorials were written by both the Publisher and Editor of the local paper. Comments by the Mayor and City Council members were in the local papers too. Petitions were passed around and Woodland Park

even held a special election concerning megastores.

LETTERS TO THE EDITOR

Just say no to Wal-Mart

Wal-Mart in our beautiful town? Just say No! Why would we want a big grey ugly box ruining the aesthetics of our lovely, peaceful town?

Don't lose your soul

Each community has its own special atmosphere and sense of well-being—a soul, if you will.

That all changes when the "Big Box" moves in.

Ute Pass Courier, November 17, 2004



I want Wal-Mart

I want a Wal-Mart....Heck, I'd also be in favor of Kentucky Fried Chicken, Chipotle's, Home Depot, Sam's Club, Target, Big R and a variety of other establishments.

Wal-Mart: Necessary in Teller County

I am very interest in Wal-Mart moving into the area. The great citizens of Woodland Park are complaining about ruining the town character and heritage of Woodland Park, well, you have already done that

Ute Pass Courier, December 1, 2004

The question of a six month big box store moratorium went before the city council and was voted down 6-1. Then the same question went to the voters, so a special election was held with a "yes" or "no" question on "Should Woodland Park impose a moratorium on big box stores".

With a 62% turnout, the moratorium was soundly shot down nearly 2-1 which cleared the path for the Megastore. The "Pro Walmart" citizens won the battle and the wheels

of change started turning.

WOODLAND PARK BATTLE

1,573

number of people who voted to reject a moratorium on big-box stores in Woodland Park. 891

number of people who voted for the moratorium.

Vote paves way for Wal-Mart

Colorado Springs Gazette, May 4, 2005

Wal-Mart submits plans for WP

Ute Pass Courier, January 12, 2005

Pikes COURIER VIEW September 19, 2007 The wait is over

Wal-Mart rolling back the curtain, is set to open today

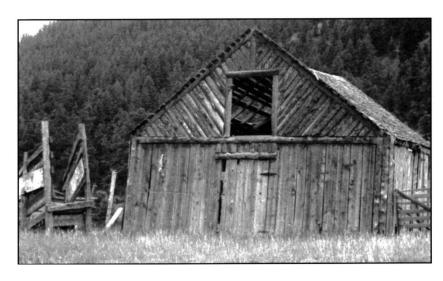
Pikes Peak Courier View, September 19, 2007

With the Stackhouse sale to Walmart, it officially closed the chapter on the Sharrock Homestead and Junction House. The historic Pinestone ranch house, barns, stables, corrals and small arena were now on Walmart property. They were all razed and the retail giant's box store was erected in their place. This completed the new look of Woodland Park, a look that went from "small town" to one that is identified as a "strip mall" of box stores and fast food chains, just another suburb of Colorado Springs.

Two footnotes on the Junction House:

The photo here is from the Ute Pass Historical Society's "Discovering Ute Pass". It very well could be the old original barn from the Junction House days. Like most historical structures in the Woodland Park area, it was razed, but I can't remember when.

The house that remains on the south end of the Walmart property is the house where



Freddie and Evelyn Roberts lived when they were first married on May 23, 1931. Two of their four children were actually born in this house; Fay Roberts was born there in 1933 and Bonnie in 1934. This house was built by George and Eudora Lofland . ---sp





November 1, 1881, Sharrock Patent Document

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Managarian de la constantina della constantina d	Antieb States of America, have caused these letters to be made Patent, and the Geal of the General Land Office to be hereunto affixed. Source under my hand, at the City of Washington, the fust day of November in the year of our Lord one
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December 24, 1885 ROW deed, Sharrock to Colorado Midland Railway Co. This granted the CMRR a right of way through the property of George Sharrock

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April 29, 1895 Trustee Sale of Sharrock to N.O. Johnson

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February 1, 1906 Fishback & Fishback to W.S. Bates

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Sounty of El Pasa. 5	to the mid part A.L. of the first part in in	and paid by the said parts.	of the second part, the
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April 3, 1912 W.S. Bates to John S. Watson

340 No. 80156 ... This Beed, Made this Third day of April WARRANTY DEED. Lord one thousand nine hunderd and twelve hetween W.S. Bates W.S. Bates. of the County of El Paso and State of Colorado, of the first part, and John S Watson ...John S. Watson ... fullowing described lot ... or percels. of fund, situate, lying and being in the County of Teller Filed for record at ... 9. 30 . o'clock A., N., and State of Colorado, to-wit Dec 111012 ... Thos T Barnard The Northeast (NE+) quarter of the Southeast (SR+) and the South half (S+) of the Northeast (NEH) quarter, and the Northwest (NWH) quarter of the Northeast (NEH) quarter of Section Thirty One (31) Township Twelve (12) South, Range Sixty Eight (68) West of the 5th P M Except The Right-of-way of The Colorado Midland Railway Company. TOGETHER with all and singular the hereditaments and appurtnames thereunto belonging or in anywise appertaining, and the reversions and reversions, remainder and remainders, sonas, some and profits thereof; and all the exact, right, title, interest, claim and domand whatsoever of the said part... y of the first part, either in law or equity, of, in and to the showe bargained premises, with the heredit mentas and appurtnamences. TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said part. y... of the second part,... his...... heim and assigns forever. And the said...... W. S. Bates..... and the above bargained premises in ... the ... quiet and pre-moble ... possession of the said part, y ... of the second part, ... heirs and assigns, against all and every person or persons lamfully claiming or to claim the whole or any port thereof,.... IN WITNESS THEREOF, The said part .. y. of the first part ha.g. .. hereunte ... STATE OF CERRITOR Country or Wapello .. I ... H H Byans a Notary Public for said County, in the State aforesaid, do hereby certify that .. W. S. Bates . wno 18 for the uses and purposes therein set forth. Given under my hand and. No tarial scal, this. 5th A D 19. 12 (Notarial Seal) Notary Public Wapello Co-lows

January 20, 1913 Quit Claim Deed, Watson to Watson

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No. 81367	76: - D	22.2	= 10 <u>2</u> 0000000	
Total Market Control of the Control	Unis Beed, Mad	e this 20th	day of Januar	у
QUIT-CLAIM DEED.		thousand nine hundred and		
		VI.A.RYRYN		
John S Watson	***************************************			
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70		and State of		
Sadie Wateon		Sadie Watson		
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I hereby certify that this Deed was	of the County of El. Pr	199 and State of	of Colorada, of the second	d part,
led for Record on the . 11day		u the said part. Y of the fire		
		e first part in hand paid by the m		
1. 9:48 o'clock. A M .	whereof is hereby confessi	is first part in nama pasa by the st id and acknowledged, ha. 8. , rem	nised, released, sold, co	neezed and QUIT
Thos. T. Barnard	CLAIMED, and by these p	resents do Caremise, release, sell,	, convey and QUIT-CL	AIM unto the suit
Hecorder.	part_y of the second par	t,herheirs and assignment of the first part ha. 8 i	gns, forever, all the right, a and to the tallowing de	, title siste rest, clai n
Deputy.		nituate, lying and being in the		
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The West One half (1) o	1		-	
east quarter and the North	east quarter of th	e South east quarter	Sec Thirty one	(31)
Township Twelve (12) Range				
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TO HAVE AND TO HOLD THE thereunts appertaining, and all the estate, r				
		urt,herheirs and ass		
only proper use, benefit and behouf of the s			and seal the day and w	ear first above written
only proper use, benefit and behouf of the s 1N WITNESS WHEREOF, The seid	d part. Y of the first part has	hereunto set hishand	made and and and pro-	
- T. T. P. M. C.	d part.Yof the first part hat	hereunto set hiahand		
IN WITNESS WHEREOF, The said				
- T. T. P. M. C.			ton	
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IN WITNESS WHEREOF, The said				
IN WITNESS WHEREOF, The total	INSENCE OF	John S. Wati	aon	The base of the ba
IN WITNESS WHEHEOF, The toda SHONED, SEALED AND DELIVERED IN PR STATE OF COLORADO County of El Pago	ss. J Daniel V. J	John S. Wati	ton	Self Self and for said County
IN WITNESS WHEHEOF, The toda SHONED, SEALED AND DELIVERED IN PR STATE OF COLORADO County of El Pago	ss. J Daniel V. J	John S. Wati	ton	Self Self and for said County
IN WITNESS WHEHEOF, The toda SHONED, SEALED AND DELIVERED IN PR STATE OF COLORADO County of El Paso	ss. J Daniel V. J	John S. Wati	ton	Seed Seed and for said County
IN WITNESS WHEHEOF, The toda SHONED, SEALED AND DELIVERED IN PR STATE OF COLORADO County of El Paso	ss. J Daniel V. J	John S. Wati	ton	Seed Seed and for said County
IN WITNESS WHEHEOF, The said SHONED, SEALED AND DELIVERED IN PR STATE OF. COLORADO. County. of. El. Paso. in the State of presaid, do kereby certify that	ss. I Daniel V. J	John S. Wati	lic is	and for said County
IN WITNESS WHEHEOF, The said SHONED, SEALED AND DELIVERED IN PR STATE OF COLORADO County of El Paso in the State oforesaid, do hereby certify that personally known to me to be the person.	ss. I Daniel V. F. John S. Watson	John S. Wati	tic is.	and for said County
IN WITNESS WHEHEOF, The said SHENED, SEALED AND DELIVERED IN PR STATE OF COLORADO County. of El Paso in the State aforesaid, do hereby certify that personally known to me to be the person. Is yn person, and acknowledjed that. h	John S Watson	John S. Wati	tic is.	and for said County
IN WITNESS WHEHEOF, The said SHONED, SEALED AND DELIVERED IN PR STATE OF CDLORADO County of El Paso in the State aforesaid, do hereby certify that personally known to me to be the person. day in person, and acknowledged that. h	ss. I Daniel V. J. John S. Watson whose name. 18	John S. Wati	Deed, on his	and for said County
IN WITNESS WHEHEOF, The said SHONED, SEALED AND DELIVERED IN PR STATE OF CDLORADO County. of El Paso in the State aforesaid, do hereby certify that personally known to me to be the person. day in person, and acknowledged that. h	John S Watcom	John S. Wats Previett, a Notary Publication of the said instrument of unit	Deed, on his	and for said County peared before me thi free an
IN WITNESS WHEHEOF, The said SHENED, SEALED AND DELIVERED IN PR STATE OF COLORADO County. of El Paso in the State aforesaid, do hereby certify that personally known to me to be the person. Is yn person, and acknowledjed that. h	John S Watson solver name 18 su solver name and and a frin set forth. Given under my band and of. January.	John S. Water Prevett. a Notary Publication of the Society of the Society Services of the Society Serv	Deed, op	and for said County peared before me thi free an
IN WITNESS WHEHEOF, The said SHONED, SEALED AND DELIVERED IN PR STATE OF CDLORADO County of El Paso in the State aforesaid, do hereby certify that personally known to me to be the person. day in person, and acknowledged that. h	ss. I Baniel V. J. John S. Watson whose name. 18	John S. Wats Premett, a Notary Publication to the Society Publication to the Society Publication of the Society Publication of the Society Publication Society Public	Deed, op	and for said County peared before me thi free an
IN WITNESS WHEHEOF, The said SHONED, SEALED AND DELIVERED IN PR STATE OF CDLORADO County of El Paso in the State aforesaid, do hereby certify that personally known to me to be the person. day in person, and acknowledged that. h	ss. I Baniel V. J. John S. Watson whose name. 18	John S. Water Prevett. a Notary Publication of the Society of the Society Services of the Society Serv	Deed, op	and for said County speared before me this free ans
IN WITNESS WHEHEOF, The solid SHONED, SEALED AND DELIVERED IN PR	ss. I Baniel V. J. John S. Watson whose name. 18	John S. Water Prevett. a Notary Publication of the sold instrument of unitarial seed, the sold instrument of the	Deed on his	and for said County speared before me thi free ans

August 29, 1917 J.S. & Sadie Watson to Lillian Starrett

	DK 188	20.
	WARRANTT DEED, The Out West Printing and Statementy Co., Colleged Springs, Colo	****
WARRANTY DEED.	This Deed, Made this Twenty ninthday of Aug. Lord one thousand nine hundred and Seventeen between Sadie Watson and J.S. Watson wife and husba	
Sadie Watson and J.S. Watson	of the County of Zl. Page and State of Colerado, of the fit Lillian N. Starrett	rst part, and
to Lillian M. Starrett	of the County of	and part:
Find for record at .9,50 o'rinck A. M. Sept 19 1017. Orrin L. Fuller	One Dollar & other valuable considerations to the said part, 128ef the first part in hand paid by the said part, of it whereof is breedy confessed and acknowledged, har vagranted, bargained, a these presents dogrant, bargain, sell, convey and confirm unto the said public her. heirs and assigns, forever, all the following described loto lying and being in the County of Toller and State of	he second part, the receipt old and conveyed, and by artof the second part, or parcel. of land, situate, Colorado, to-wit:
By G.M.Price Recorder. Deputy.	The Northeast (NEt) quarter of the Southeast (SE the South half (St) of the Northeast (NEt) quarter	
orthwest (NW 1) quarter o	f the Northeast (NEL) quarter of section. Thirty one	(31) Township
clorado Midland Railway Co	xty eight (68) West of the 6th P.M. except the Right mpany.	of way of The
To Have and to Hold the said pr	taments and apportenances thereunto belonging or in anywise apportaining, and it and profits thereof; and all the estate, right, title, interest, claim and deman or equity, of, in and to the above bargained premises, with the hereditaments an emises above bargained and described, with the appurtenances, unto the said par. And the said Sadde Watson and J. S. Watson	nd appurtenances.
To Have and to Hold the said pro- ther	or courty, of, in and to the above bargained premises, with the hereditaments and remises above bargained and described, with the appurtenances, unto the said part. And the said . Sadie. Watson — part Angof the first part, for . themselves — thank, bargain and agree, to and with the said part Y of the second puting and delivery of these presents, they are and seized of the premisible estate of inheritance, in law, in fee simple, and ha. g. good right, full power in manner and form aforesaid, and that the same are free and clear from all and incumbrances of whatever kind. Of	their beirs, their beirs, their beirs, art, her beirs, art, her beirs der and lawful authority to former and other grants, ber beirs and
To Have and to Hold the said pre- to Have and to Hold the said pre- her	or courty, of, in and to the above bargained premises, with the hereditaments are mises above bargained and described, with the uppurtenances, unto the said part. And the said. Sadde. Vateon. and J.S. Wateon. part.lasof the first part, for themselves mant, grant, bargain and agree, to and with the said part Y of the second pulsar and delivery of these presents, they are said earlied of the premisible estate of inheritance, in law, in fee simple, and list. gagoud right, full power, in manner and form aforesaid, and that the same are free and clear from all and incumbrances of whatever kind. OT	od appurtenances. rt.y. of the second pact, their beirs, art, her heirs see above conveyed, as of tr and lawful authority to former and other grants, t, her heirs and she
To Have and to Hold the said print. Law and to Hold the said print. The Have and to Hold the said print. The Have and assigns forever accutors and administrators, docov. and assigns, that at the time of the enserond, sure, perfect, absolute and indefentant, bargain, sell and convey the same argains, sales, liens, taxes, assessments and the above bargained premises in. 12 ssigns, against all and every person or paid parilipsof the first part. In Witness Whereof. The said parents and the said parilipsof the said participal and	or county, of, in and to the above bargained premises, with the hereditaments and remises above bargained and described, with the uppurtenances, unto the said part. And the said Sadie. Watson and J. S. Watson	of appurtenances. ri.y. of the second part, their heirs, art, her heirs ses above conveyed, as of er and lawful authority to former and other grants, h. her heirs and the
To Have and to Hold the said probe to the brain and assigns forever the same to the said to the said probe to the said the said probe to the enserond sure, perfect, absolute and indefentant, bargain, sell and convey the same argains, sales, liens, taxes, assessments and the above bargained premises in. 12 ssigns, against all and every person or paid partibgs the first part. In Witness Whereof. The said particular and the said particu	or county, of, in and to the above bargained premises, with the hereditaments and remises above bargained and described, with the appurtenances, unto the said part. And the said. Sadie. Watson	d appurtenances. rr.y. of the second part, their beirs, art, her heirs ses above conveyed, as of er and lawful authority to former and other grants, h. her heirs and the
To Have and to Hold the said probe to the beautiful that the said to Hold the said probe to the said to the time of the enserond, sure, perfect, absolute and indefentant, bargain, sell and convey the same argains, sales, liens, taxes, assessments and the above bargained premises in. 12 ssigns, against all and every person or paid parilbest the first part. In Witness Whereof, The said paril	or county, of, in and to the above bargained premises, with the hereditaments and remises above bargained and described, with the uppurterances, unto the said part. And the said Sadde. Watson and J. S. Watson	of appurtenances. r.y. of the second part, their heirs, art, her heirs see above conveyed, as of or and lawful authority to former and other grants, the heirs and the r. first above written.
To Have and to Hold the said probes of the condition of t	or county, of, in and to the above bargained premises, with the hereditaments and remises above bargained and described, with the appurtenances, unto the said part. And the said Sadie. Watson and J. S. Watson part. Ansof the first part, for themselves the mant, grant, bargain and agree, to and with the said part Y of the second parting and delivery of these presents they are and seized of the premisible estate of inheritance, in law, in fee simple, and ha good right, full power, in manner and form aforesaid, and that the same are free and clear from all and incumbrances of whatever kindOZ nature soever; 18. quiet and pence able possession of the said part y of the second partersons lawfully claiming or to claim the whole or any part thereof. shall and will Warrant and Forever Defendant. 1884 the first part be Y0 hereunto. Set. 5R012 hands and seal a the day and year Presence of	d appurtenances. ri.y. of the second pact, their beirs, see above conveyed, as of ter and lawful authority to former and other grants, her heirs and the r. first above written.
To Have and to Hold the said probes. beirs and assigns forever the said to Hold the said probes. beirs and assigns forever the said probes are the said probes. Covariansigns, that at the time of the enserond, sure, perfect, absolute and indefeat rant, bargain, sell and convey the same argains, sales, liens, taxes, assessments and the above bargained premises in. 12 saids, against all and every person or paid partibes the first part. In Witness Whereof, The said partibes of the first part. Signed, Scaled and Delivered in. 116. STATE OF COLORADO, The said partiple of the first part. STATE OF COLORADO, The said partiple of the first part. STATE OF COLORADO, The said partiple of the first part. STATE OF COLORADO, The said partiple of the first part. STATE OF COLORADO, STATE OF COLORADO, The said partiple of the first part. STATE OF COLORADO, S	or county, of, in and to the above bargained premises, with the hereditaments and remises above bargained and described, with the appurtenances, unto the said part. And the said Sadie. Watson and J. S. Watson part. Ansof the first part, for themeelves the mant, grant, bargain and agree, to and with the said part Y of the second parting and delivery of these presents they are and seized of the premisible estate of inheritance, in law, in fee simple, and hag. good right, full power in manner and form aforesaid, and that the same are free and clear from all and incumbrances of whatever kind. Of nature soever; 18. quiet and peace able possession of the said part Y of the second partersons lawfully claiming or to claim the whole or any part thereof. Shall and will Warrant and Forever Defendant itself the first part ha Y6 hereunto. 18. Sadie. Watson J. S. Watson J. S. Watson Alf W. Hopkine a Notary Public reby certify that Sadie. Watson and	their beirs, their beirs, their beirs, art, her heirs ses above conveyed, as ofter and lawful authority to former and other grants, her heirs and the r. first above written.
To Have and to Hold the said probe to the and comments of the mass	or county, of, in and to the above bargained premises, with the hereditaments and remises above bargained and described, with the appurtenances, unto the said part. And the said Sadie Watson and J. S. Watson part 1 and fine first part, for themselves mannt, grant, bargain and agree, to and with the said part Y of the second parting and delivery of these presents, they are and is sized of the premisible estate of inheritance, in law, in fee simple, and his good right, full power in manner and form aforesaid, and that the same are free and clear from all and incumbrances of whatever kind and part y of the second partersons lawfully claiming or to claim the whole or any part thereof. shall and will Warrant and Forever Defend. and the first part ha .V6. hereunto set \$Addie \$	their beirs, their beirs, their beirs, art, her heirs ses above conveyed, as ofter and lawful authority to former and other grants, her heirs and the r. first above written.
To Have and to Hold the said probe to the control of the control o	or county, of, in and to the above bargained premises, with the hereditaments and remises above bargained and described, with the appurtenances, unto the said part. And the said Sadte. Watson and J. S. Watson part. 108 of the first part, for themselves mant, grant, bargain and agree, to and with the said part Y of the second paling and delivery of these presents, the same are free and clear from all sible estate of inheritance, in law, in fee simple, and his good right, full power in manner and form aforesaid, and that the same are free and clear from all and incumbrances of whatever kind Or nature soever; 18. quiet and pence abls possession of the said part y of the second parersons lawfully claiming or to claim the whole or any part thereof shall and will Warrant and Forever Defend. and its first part ba Ye. hereunto set. their hands and seal a the day and yea set. their hands and seal a the day and yea set. their hands and seal a the day and yea Sadte. Watson J. S. Watson J. S. Watson J. S. Watson subscience of subscience of subscience of subscience of saddle watson subscience	of appurtenances. r.y. of the second pact, their beirs, art, her heirs see above conveyed, as of gr and lawful authority to former and other grants, ther heirs and she r. first above written.
To Have and to Hold the said probe to the control of the control o	or county, of, in and to the above bargained premises, with the hereditaments and comises above bargained and described, with the appurterances, unto the said part. And the said Sadie Watson and J. S. Watson part 1 and the said part Y of the second partiage and delivery of these presents,	of appurtenances. rt.y. of the second part, their, heirs, art, her heirs see above conveyed, as of tr and lawful authority to former and other grants, ther heirs and the r. first above written. Solo
To Have and to Hold the said processor to here and assigns foreve executors and administrators, docov and assigns, that at the time of the ensergood, sure, perfect, absolute and indefentant, bargain, sell and convey the same argains, sales, liens, taxes, assessments and the above bargained premises in. 12 saids, against all and every person or paid partised the first part. In Witness Whereof, The said partised, Sealed and Delisered in. 12 Signed, Sealed and Delisered in. 13 Signed, Sealed and Delisered in. 14 and STATE OF COLORADO, the processor of the said partised in the State aforesaid, do her house the said partised in the	or county, of, in and to the above bargained premises, with the hereditaments and comises above bargained and described, with the appurterances, unto the said part. And the said Sadie Watson and J. S. Watson part 1 and the said part Y of the second partiage and delivery of these presents,	dappurtenances. rt.y. of the second part, their beirs, art, her heirs ses above conveyed, as of er and lawful authority to former and other grants, the heirs and the r. first above written. First above written. First above written. First above written. First above written.

/ ,	WARRANTY DEED,—The Our Wast Princing and Restrictory Co., Columba Springs, Colo.
No. 103168	
WARRANTY DEED.	This Deed, Made this 31st day of February in the year of our Lord one thousand nine bundred and Twenty between Lillian M. Starrett
Lillian M. Starrett	
	of the County of
TO TO	of the County of
William C. Roberta and	Witnesseth. That the said partyof the Grat part, for and in consideration of the sum of One Pollar and other good and lawful consideration. Desame, to the said part Y. of the first part in hand paid by the said part, Y. of the second part, the receipt
Filed for record at 9:35 o'clock A M. Varob 34th 10:30	whereof is hereby confessed and acknowledged, hn.g. granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said part yof the second part,
John H. White	The North East quarter of the Southeast quarter, the South half
	of the Northeast quarter; and the Northwest quarter of the Northeast
quarter of Section Thirty-c	one, Township Twelve (12) South of Range Sixty-Eight (68) West of
6th P.M., except rights-of-w	way of the Public Road and The Colorado Midland Railway Company.
	equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.
To Have and to Hold the said pre- the IF	mises above bargained and described, with the appurtenances, unto the said part.198.of the second part, And the said billian M. Starrett. pert Y. of the first part, for herself, her heirs, sant, grant, bargain and agree, to and with the said part.198.of the second part, their. beirs ing and delivery of these presents, .819.18 well seized of the premises above conveyed, as of ble estate of inheritance, in law, is fee simple, and hs. 8. good right, full power and lawful authority to in manner and form aforesaid, and that the same are free and clear from all former and other grants, and incumbrances of whatever kind. Of nature soever;
To Have and to Hold the said pre- the IF	mises above bargained and described, with the appurtenances, unto the said part.leg.of the second part. And the said. Lillan M. Starrett part Y. of the first part, for. herself, her heirs, sent, grant, bargain and agree, to and with the said parties of the second part. their. beirs ing and delivery of these presents. abc. is
To Have and to Hold the said pre- the IX, heirs and assigns forever. executors and administrators, do. BA coven and assigns, that at the time of the ensealing good, sure, perfect, absolute and indefensit grant, bargain, sell and convey the same, in bargains, eales, liens, taxes, oscessments an and the above bargained premises in 3h assigns, against all and every person or per	mises above bargained and described, with the appurtenances, unto the said part 198 of the second part, And the said Lillan M. Sharrett part Y. of the first part, for. herself, her heirs, sant, grant, bargain and agree, to and with the said part 198 of the second part, their, beirs ing and delivery of these presents, ABS 18 well seized of the premises above conveyed, as of the estate of inheritance, in law, in fee simple, and ha. B. good right, full power and lawful authority to in manner and form aforesaid, and that the same are free and clear from all former and other grants, and incumbrances of whatever kind. OF nature soever; 18 quiet and peace. ADSP possession of the said part 18 af the second part, their and soons lawfully claiming or to claim the whole or any part thereof, the
To Have and to Hold the said pre- the Ir, heirs and assigns forever. executors and administrators, do. CR coven and assigns, that at the time of the ensealing good, sure, perfect, absolute and indefensit grant, bargain, sell and convey the same, i bargaine, eales, liens, taxes, assessments an and the above bargained premises in Ma assigns, against all and every person or per- said part. Y. of the first part.	mises above bargained and described, with the appurtenances, unto the said part.108.of the second part, And the said. Lillian, M. Sharrett. perty. of the first part, for. herself, her heirs, sant, grant, bargain and agree, to and with the said part.108.of the second part, theirs, sant, grant, bargain and agree, to and with the said part.108.of the second part, theirs, beirs ing and delivery of these presents, albe. 18. well seized of the premises above conveyed, as of the estate of inbertiance, in law, in fee simple, and has a good right, full power and lawful authority to in manner and form aforesaid, and that the same are free and clear from all former and other grants, and incumbrances of whatever kind. OF nature soever; 10. quiet and peace. AD19. possession of the said part. 108 f the second part, their and sons lawfully claiming or to claim the whole or any part thereof, the half and will Warrant and Forever Defend.
To Have and to Hold the said pre- the IF	mises above bargained and described, with the appurtenances, unto the said part.108.of the second part, And the said.Lillan M. Starrett part Y. of the first part, for. horself, her heirs, sent, grant, bargain and agree, to and with the said part.108.of the second part. their. heirs ing and delivery of these procents. hale. is well scired of the premises above conveyed, as of se estate of inberitance, in law, in fee simple, and ha. B. good right, full power and lawful authority to in manner and form aforesaid, and that the same are free and clear from all former and other grants, and incumbrances of whatever kind. OF. nature soever: 10. quiet and peace. Rol9. possession of the said part. 16 mf the second part. their and sons lawfully claiming or to claim the whole or any part thereof. the shall and will Warrant and Forever Defend. 5. y. of the first part ba. B. hereunto.
To Have and to Hold the said pre- the IF	mises above bargained and described, with the appurtenances, unto the said part 10 ft be second part. And the said Lillian M. Starrett part Y. of the first part, for. herself, her heirs, sent, grant, bargain and agree, to and with the said part 10 ft be second part. their heirs ing and delivery of these presents. abo. 18 well seized of the premises above conveyed, as of the estate of inberitance, in law, in fee simple, and has a good right, full power and lawful authority to in manner and form aforesaid, and that the same are free and clear from all former and other grants, and incumbrances of whatever kind. Or nature soever: 19 quiet and peace. A019 possession of the said part. 10 ft the second part, their and sons lawfully claiming or to claim the whole or any part thereof. the shall and will Warrant and Forever Defend. 19 to the first part has 8 hereunto.
To Have and to Hold the said prec their heirs and assigns forever. executors and administrators, do. @A coven and assigns, that at the time of the enseali good, sure, perfect, absolute and indefensit grant, bargain, sell and convey the same, i bargains, selles, liens, taxes, usersments ar and the above bargained premises inth assigns, against all and every person or per said part. Y. of the first part. In Witness Whereof, The said part	mises above bargained and described, with the appurtenances, unto the said part. 10 ft of the second part, And the said. Lillian, M. Starrett part Y. of the first part, for herself, her heirs, sant, grant, bargain and agree, to and with the said part. 10 ft be second part, their, beirs ing and delivery of these presents, abo. 18 well scied of the premises above conveyed, as of be estate of inburitance, is law, in fee simple, and he a. good right, full power and tarful authority to in manner and form aforesaid, and that the same are free and clear from all former and other grants, ad incumbrances of whatever kind. Or nature soever: 10. quiest and peace. Able. possession of the said part. 10 ft he second part, their heirs and sons lawfully claiming or to claim the whole or any part thereof, the half and will Warrant and Forever Defend. 1. Y. of the first part ha. B. bereunto set hor band and seal, the day and year first, above written. resence of Lillian M. Starrett
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To Have and to Hold the said pretty the LT	misses above bargained and described, with the appurtenances, unto the said part. 10 second part. And the said. billian, M. Starrett part. of the first part, for horself, her heirs, sent, grant, bargain and agree, to and with the said parties of the second part. their beirs ing and delivery of these presents. 380.18. well scied of the premises above conveyed, as of lie estate of inberiance, in law, in fee simple, and has a. good right, full power and lawful authority in manner and form aforesaid, and that the same are free and clear from all former and other grants, and incumbrances of whatever kind. Or nature soever; 18 quiet and peace. Abl9 possession of the said part. 10 for the second part, their and sons lawfully claiming or to claim the whole or any part thereof, the shall and will Warrant and Forever Defend. 19 the first part ba. 8 hereunto. 10 the first part ba. 8 hereunto. 10 the first part ba. 8 hereunto. 10 the first part ba. 8 hereunto. 11 their above written. 12 their above written. 13 the day and year. first. above written. 14 their above written. 15 their above written. 16 the said instrument of writing as. her. free and voluntary act. 18 the said instrument of writing as. her. free and voluntary act. 29 the said instrument of writing as. her. free and voluntary act.

February 15, 1938 Edith Roberts to Ligon

408

No. 136500 V
Warranty Deed
Edith B. Roberts
to
Bert L. Ligon
Filed for record
Feb. 21, 1938
8:15 A. M.
Manie Weils, Recorder

Wilms Gustin, Deputy

THIS DEED Made this 15th day of February in the year of our Lord one thousand nine hundred and thirty-eight, between Edith B. Roberts of the County of Teller and State of Colorado, of the first part, and Bert L. Ligon of the County of Archer and State of Texas, of the second part:

WITNESSETH, That the said party of the first part, for and

in consideration of the sum of One Thousand Six Hundred Twenty-five and no/100-DCLLARS, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, his heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Taller and State of Colorado, to-wit:

All of my right, title and interest in and to the Northeast Quarter of the Southeast Quarter: The South Half of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter of Section Thirty-one in Township Twelve South of Range Sixty-eight West of the 6th Principal Meridian in Teller (formerly El Paso) County, Colorado.

TOGETHER with all ditches and ditch rights of way, and all rights to, and interest in, ditches and ditch rights of way, and all water and water rights, which have been and are, used for the irrigation of the above described lands, and for the irrigation of any part thereof.

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 whatshever, of the said party of the first part, 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 bargeined and described, with the appurtenances, unto the said party of the second part, his heirs and a ssigns forever. And the said Edith B. Roberts party of the first part, for herself, her heirs, executors and administrators, does covenant, grant, bargain and agree to and with the said party of the second part, his heirs and assigns, that at the time of the ensealing and delivery of these presents she was well seized of the premises above conveyed, as of 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 aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature somver, excepting all existing reservations and rights of way for roads, railroads and ditches, or any of them, which include any part of the premises above described and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, and Ealth B. Roberts the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEReof, the said party of the first part has hereunto set her hand and seal the day and year above written.

Signed, Sealed and Delivered in Presence of }	Edith B. Roberts (SEAL SEAL SEAL
}	SEAL

STATE OF COLORADO,

El Paso County.

I, Maurine Shelbey, a Notary Public in and for said

County, in the State aforesaid, do hereby certify that Edith B. Roberts who is

personally known to me to be the person whose name is subscribed to the foregoing

peed appeared before my this day in person, and acknowledged that she signed, scaled

June 2, 1938 Edith Roberts to Bert Ligon

No. 137232 √

Conservator's Dead

Edith B. Roberts As Conservatrix of the Estate of William C Roberts, to Bert L. Ligon.

Filed for record June 8, 1978 13:35 P. W. Memie Wells, Recorder, Ruth Cox. Deputy.

Book 161, Page 493

THIS INDENTURE, Made this 2nd day of June, in the year of our Lord One Thousand Nine Hundred and thirty-eight, between Feith B. Roberts es Conscreatrix of the Estate of William C. Roberts, Insane and Bert it. Ligon of Wichita Falls County of Archer, and State) of Texas, party of the second part, Withreseth that: WHEREAS, in the County Court of the County of

Teller, in the State of Colorado, on the lat day of June, A. D. 1939, in the Matter of the Estate of William C. Roberts, Insane, the following decree was made and entered of record, to-wit:

STATE OF COLORADO, So.

IN THE COUNTY COURT.

IN THE MATTER OF THE ESTATE OF WILLIAM C. ROBERTS Insane.

DECREE FOR SALE OF REAL ESTATE.

Now on this day comes Edith B. Roberts Conservatrix of the estate of William C. Roberts, Insane, the petitioner herein, in person and by C. H. Babcock her attorney, and Bessie Myers, Fred R. Roberts and Eudora Travis, not appearing either in person or by attorney, and William C. Roberts, Insanc, appearing by George K. Thomas, his guardian ad Litem, heretofore duly appointed, and this cause now coming on to be heard upon the petition for the sele of the real estate of said William C. Roberts Insans, and it now satisfactorily appearing to the Court from the records and files of sold Court her in, that an order has been heretofore entered fixing the 26th day of May, A. D. 1938, as the day for the hearing upon said petition; that on said day said hearing was culy continued to this day; that at least Ewenty days before the date set for hearing said petition, notice of hearing the petition was personally served upon William C. Roberts in Pueblo County, Colorado, by Earl Dunlap, Deputy; and upon George K. Thomas, as Gusrdian ad litem for William C. Roberts, Insane in Teller County, Colorado, by Cecil A. Markley, Sheriff of Teller County, Colorado, together with a copy of said petition. That the following named persons accepted, waived or acknowledged service or appeared herein, to-wit: Bassie Myers, Fred R. Roberts, Eudora Travis, Edith B. Roberts, and George K. Thomas That said notice and the service thereof are regular and in

October 25, 1946 Rita Ligon to James W. Wilson

106 annual assessment work on mining Act of Concress June 1949. Such notice is filed in lieu of annual assessment work for the year ending 12 o'clock meridian July 1st, 1949. Deted this minth day of July, A. D. 1949. Witness my hand and seal this minth day of July, A. D. 1949. Ethel Studley (Seal) Subscribed and sworn to before me, this Chas. W. Morris (Seal) 9th day of July, A. D. 1949. Mamie Wells County Clerk (Official Seal) No. 155992√ THIS DEED, Made this 25th day of October in the year of our Lord one thousand nine hundred and forty-six Marguerita Taylor Ligon between Marguerita Taylor Ligon of the County of Teller and State of Colorado, of the first part, and James W. James W. Wilson and Mary H. Wilson Wilson and Mary H. Wilson of the County of Teller and State of Coloredo, of the second part: · WITNESSETH, That the said party of the first part, for and in consideration of the sum of One Thousand Fifteen Mamie Wells and no/100 Dollars (\$1,015.00) paid and secured to be paid Helen Forter by James W. Wilson as follows: \$100 cash, the receipt of which is herein acknowledged and \$915.00 payable in twelve (12) monthly installments the first eleven (11) of which are \$75.00 each and the twelfth (12th) in the amount of \$90.00, which indebtedness is evidenced by a note of even date herewith and which note draws interest at the rate of 5% per annum, interest payable monthly at the meturity date of each installment, the first installment being due on or before November 28, 1946 and an installment due on or before the 28th day of each month thereafter, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said parties of the second party, their heirs and assigns forever, all the following described lot or percel of land, situate, lying and being in the County of Teller and State of Colorado, to-wit: All that land extending from the Southeast corner of the Northeast Quarter (NE) of the Southeast Quarter (SE) of Section 31, Township 12 South of Range 68, West of the 6th Principal Meridian in Teller (formerly El Paso) County, Colorado: due North on the El Paso and Teller County line four hundred seventy-five (475) feet: thence due West approximately five hundred feet (500) to Highway 24; Thence South along east border of Highway 24 to the South line of the Northeast Quarter of the Southeast Quarter: THENCE West on said line to the point of beginning: said tract containing approximately seven TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remeinders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and

TO HAVE AND TO HOLD the said premises above bargeined and described, with the

September 28, 1976 Estate of Rita Ligon appoints 1st National Bank as her personal Representative

Filed for record Nov . 4, 19			
IN THE DISTRICT COURT IN-AND FOR THE COUNTY OF EL PAL	260053		0
STATE OF COLORADO		DRAWER 24 CARD /7/5	0
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IN THE MATTER OF THE ESTATE (OF)		wyg
RITA T. LIGON.	3		, 10
RITA I. BIGOR,	j	LETTERS	
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(Deceased) XiProtectaixPxrapr	~)		8 , 8
intimum loximand):			
- A CONTRACTOR OF THE CONTRACT	886 g		100
THE PEOPLE OF THE STATE OF CO	LORADO		
To all to whom these presents	s shall come	GREETING:	
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THE FIRST NATIONAL BANK OF C			as
Personal Representative	of the sh	ove named decades	nt
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by this Court or its Registra	ar, with all th	e authority thereto pertai	ning;
NOW THESPEORE ! A!	hese Tetters	TESTAMENTARY	
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are issued as evidence of suc WITNESS, My signat		qualification and authori	
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WITNESS, My signated day of <u>October</u> RESTRICTIONS: None	ture and the se	RIE GARDNER, Clerk of the	_1sh
WITNESS, My signat	ture and the se	RIE GARDNER, Clerk of the District Court	
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WITNESS, My signated and of Cotober RESTRICTIONS: None (SEAL) STATE OF COLORADO) : SS. COUNTY OF EL PASO) I, E. MARIE GARDN do hereby certify that the alletters now in my office proin full force and effect.	ER, Clerk of the bove are full apperly remaining	RIE GARDNER, Clerk of the District Court Deputy Clerk. Deputy Clerk.	ounty, inal e now
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WITNESS, My signated ay of	ER, Clerk of the bove are full a perly remaining and the seal of . A. D. 19_2	RIE GARDNER, Clerk of the District Court Deputy Clerk Deputy Clerk	ounty, inal e now
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June 13, 1978 1st National Bank to Will Stackhouse III

KNOW ALL MEN BY THESE PRESENTS:

That THE PIRST NATIONAL BANK OF COLORADO SPRINGS, a banking association organized and existing under the laws of the banking association organized and existing under the laws of the United States of America, (pursuant to the Last Will red ? of RITA T. LICOH deted July 13, 1973, and by Order of Court of Bi Page County, Colorado, in action number 67 can on October 27, 1976), the duly appointed and acting Product Paper of the Estate of Rita T. Ligon, deceaned, as the consideration of One Deliar (\$1.00) and other valuable considerations in hand paid, hereby sells and conveys to WILL STACKED . Ill of the County of El Paso and State of Colorado, the following real property situate in the County of Teller and State of Colorado, to with

That portion of the SE1/4SW1/4 of Section 30 lying West of U.S. Highway 24, the Southerly 10 rods of lot 4 of the SW1/4 of Section 30 lying East of the County Road; and that portion of the NN1/2NW1/4 of Section 31 lying North and East of the County Road and West of U.S. Highway 24 and that portion of the NW1/4NE1/4 of Section 31 lying West of U.S. Highway 24 and North and East of the County Road, in Teller County, State of Colorado. Colorado,

with all its appurtenances, subject to restrictions, reservations, covenants and easements of record, and subject to the taxes for the year 1978, due and payable in the year 1979, which the Grantee assumes and agrees to pay. The above-referenced Last Will and Testament contains no specific bequest or devise of the above-described real property; and by acceptance of this deed, Grantee acknowledges that he is not any of the parties described under Section 15-12-713, C.R.S., 1973, nor does he have any conflict of interest as described thereunder. interest as described thereunder.

> Signed and delivered this Africay of STATE DOCUMENTARY FEE THE FIRST NATIONAL BANK OF COLORADO SPRINGS' auth

President

STATE OF COLORADO

13 th day of June A day of June . 1978 by Achaer.
The First National Bank of Colorado Springs.

Witness my hand and official seal.

with

ATTEST:

Apr 15, 1981 1st National Bank to Will Stackhouse III Trustee Deed

00762434

1991 ACT 18 AN 19-18

3124 111

ARBIC LL. CL. 1917 F El Para California de la Recorden

509690 09/19/2000 08:25AM Page 1 of 1 Connie Joiner, Clerk & Recorder, Teller County, Colorado

TRUSTEE'S DEED

This Deed, made this 5 day of (pril), 1981, by and between THE FIRST NATIONAL BANK OF COLORADO SPRINGS, as Testamentary Trustee under the Last Will and Testament of RITA T. LIGON, Deceased, Grantor, and WILL STACKHOUSE, III, of the County of El Paso, State of Colorado, Grantee.

NOW, THEREFORE, for a valuable consideration, the Grantor hereby sells and conveys unto the Grantee, the following described real property situated in the County of Teller and State of Colorado, to-wit:

That portion of the Southwest 1/4 Northeast 1/4 of Section 31 Township 12 South Range 68 West of the 6th P.M. lying North and East of the County Road and West of U.S. Highway 24, in Teller County, Colorado.

with all appurtenances subject to easements, restrictions, reservations and rights of way of record.

Executed and delivered the day and year first above

written. STATE DOCUMENTARY

ATTEST:

APR 1 6 1981

THE FIRST NATIONAL BANK OF

COLORADO SPRINGS

By Many Clauder the Last Will and Testament of Rita T. Ligon, Deceased.

STATE OF COLORADO)
COUNTY OF EL PASO)

Date 9-19-00 * mo fu

The foregoing instrument was acknowledged before me this waday of 1981, by 1981, by

Witness my hand and official seal.

My commission expires: August 27/784

NOME BY DUDY TO

Will Stackhouse III to Walmart

30,000 30,000

586136 10/12/2005 12:40 PM Page 1 of 6 Patricia Crowson, Clerk & Recorder, Teller County, CO

When recorded return to:

Thomas E. Halter, Esq. Gust Rosenfeld, P.L.C. 201 E. Washington, Suite 800 Phoenix, AZ 85004-2327 State Documentary Fee Date 10-12-05 S 320-00

Woodland Park, Colorado/Store No. 3805-00

المارمة

GENERAL WARRANTY DEED

WILL STACKHOUSE, III ("Grantor"), whose address is 1123 Stanford Avenue, Redondo Beach, California 90278-4039, for the consideration of TEN DOLLARS and other good and valuable consideration, in hand paid hereby sells and conveys to WAL-MART STORES, INC., a Delaware corporation ("Grantee"), whose address is 2001 S.E. 10th Street, Bentonville, Arkansas 72716-0550, the following real property in the County of Teller and the State of Colorado, to wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

With all of its appurtenances, including any and all water rights thereto, subject only to the matters listed on <u>Exhibit "B"</u> attached hereto and incorporated herein by this reference. Grantor warrants and defends the title against any lawful claims whatsoever.

Signed this 12th day of October 2005

[SIGNATURE PAGE FOLLOWS]



Hrr/60230 09/30/2005

-1-

WILL STACKHOUSE, III
3 Derosse 2005

State of)	
County of)	
The foregoing instrument was, 2005, by Will Stackhouse, III.	acknowledged before me this day of
	Notary Public Residing in:
My Commission Expires:	

586136 10/12/2005 12:40 PM Page 3 of 6 Patricia Crowson, Clerk & Recorder, Teller County, CO

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California	1
county of Tas Congelle.	ss.
country or	-0 -0
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personally appeared Well Sta	Name(c) of Signe(c)
	personally known to me
	proved to me on the basis of satisfactor evidence
	((
	to be the person's) whose names (is a subscribed to the within instrument and
SYDNEY ANN SMITH-KEE Commission # 1513702	acknowledged to me that be see they execute
Notary Public - California	the same in Speritheir authorized capacity es), and that by bis er/the
Los Angeles County My Comm. Explies Sep 16, 2008	signature(s) on the instrument the person(s) of
	the entity upon behalf of which the person) acted, executed the instrument.
	WITNESS my hand and of cial seal.
1.5	Signature of Nation Public
	PTIONAL
Though the information below is not required by law, it may	prove valuable to persons relying on the document and could preven
	chment of this form to another document.
Description of Attached Document	1 10
Title or Type of Document Jenual L	Variaty Deed
Document Date: Oct. 3. 2005.	Number of Pages:
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Signer(s) Other Than Named Above.	
Capacity(ies) Claimed by Signer	1
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☐ Partner — ☐ Limited ☐ General ☐ Attorney-in-Fact ☐ Trustee ☐ Guardian or Conservator	
☐ Partner — ☐ Limited ☐ General ☐ Attorney-in-Fact ☐ Trustee	

Exhibit "A"

Legal Description

That portion of the SE 1/4 SW 1/4 of Section 30 lying West of U.S. Highway 24, the Southerly 10 rods of Lot 4 of the SW 1/4 of Section 30 lying East of the County Road; and that portion of the N 1/2 NW 1/4 of Section 31 lying North and East of the County Road and West of U.S. Highway 24; and that portion of the NW 1/4 NE 1/4 of Section 31 lying West of U.S. Highway 24 and North and East of the County Road, in Township 12 South, Range 68 West of the 6th P.M., Teller County, State of Colorado as recorded in Book 3424 at Page 153 of the El Paso County records and under Reception No. 509691 of the Teller County records;

Together with that portion of the SW 1/4 NE 1/4 of Section 31, Township 12 South, Range 68 West of the 6th P.M., lying North and East of the County Road and West of U. S. Highway 24, Teller County, State of Colorado as recorded in Book 3424 at Page 152 of the El Paso County records and under Reception No. 509690 of the Teller County records, being more particularly described as follows:

BEGINNING at the Northwest corner of the Southeast Quarter, Southwest Quarter of said Section 30:

Thence North 87°45'01" East, 594.86 feet, along the north line of said Southeast Quarter, Southwest Quarter to the west right of way line of US Highway 24, recorded in Book 161 at Page 94 of the Teller County records;

Thence along said west right-of-way line the following eleven (11) courses;

- Thence South 07°30'14" East, 154.10 feet;
- Thence South 49°16'20" East, 203.05 feet;
- 3. Thence South 22°32'00" East, 583.22 feet;
- Thence South 10°46'57" East, 228.36 feet;
- Thence South 03°19'34" West, 173.74 feet;
- 6. Thence South 21°01'52" East, 199.86 feet, to a point of non tangent curvature;
- 7. **Thence** southeasterly along the arc of a curve to the left, the radial line to the center point bears North 68°52'15" East, a radius of 2,073.02 feet, thru a central angle of 13°23'36", an arc length of 484.59 feet, whose chord bears South 27°49'34" East a length of 483.48 feet;
- Thence South 40°43'41" East, 824.88 feet;
- 9. Thence South 57°32'53" East, 165.13 feet;
- Thence South 28°11'55" East, 240.74 feet;
- 11. Thence South 58°15'29" West, 71.98 feet, to a point of non tangent curvature and the east right-of-way line of Old Crystola Road;

Thence along said east right-of-way line the following ten (10) courses;

- Thence northwesterly along the arc of a curve to the left, the radial line to the center point bears South 51°05'11" West, a radius of 1,548.88 feet, thru a central angle of 10°02'03", an arc length of 271.26 feet, whose chord bears North 43°55'50" West a length of 270.91 feet;
- Thence North 52°37'55" West, 398.62 feet;

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- Thence North 53°53'58" West, 324.85 feet;
- 4. Thence North 54°51'17" West, 717.45 feet, to a point of non tangent curvature;
- 5. Thence westerly along the arc of a curve to the left, the radial line to the center point bears South 31°27′09" West, a radius of 365.39 feet, thru a central angle of 26°38′15", an arc length of 169.87 feet, whose chord bears North 71°51′58" West a length of 168.35 feet;
- Thence North 82°16'52" West, 120.58 feet, to a point of non tangent curvature;
- 7. Thence westerly along the arc of a curve to the right, the radial line to the center point bears North 14°33'03" East, a radius of 555.60 feet, thru a central angle of 12°29'10", an arc length of 121.08 feet, whose chord bears North 69°12'23" West a length of 120.84 feet;
- Thence North 62°53'32" West, 414.73 feet, to a point of non tangent curvature;
- 9. Thence northwesterly along the arc of a curve to the right, the radial line to the center point bears North 26°17'55" East, a radius of 719.42 feet, thru a central angle of 24°20'28", an arc length of 305.63 feet, whose chord bears North 51°31'51" West a length of 303.34 feet;
- 10. Thence North 38°05'11" West, 110.04 feet;

Thence North 88°50'25" East, 362.09 feet, to the West line of the Southeast Quarter, Southwest Quarter of said Section 30;

Thence North 00°20'19" East, 1,151.73 feet, along said west line to the POINT OF BEGINNING.

Containing 1,964,286 square feet or 45.0938 acres, more or less.

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Exhibit "B"

Permitted Exceptions

- Taxes and assessments for the year 2005 and subsequent years, a lien, not yet due and payable.
- All water, water rights or claims thereto, in, on or under the land.
- Terms, conditions, provisions, agreements and obligations specified under General Right of Way Easement Agreement between Will Stackhouse, III, as Grantor, and The City of Woodland Park, as Grantee, recorded on April 6, 1999 at Reception No. 490166.
- Any rights or interest which may exist or arise by reason of the following facts as set forth on the ALTA/ACSM Land Title Survey prepared by Western States Surveying dated October 12, 2004:
 - a) The fact that underground telephone lines, telephone riser box, underground and overhead electric lines, power and light poles with guy wires, electric meters, electrical connections, unmarked underground cables and fiber optics, marked and unmarked gas lines and telephone cabinets are not located within recorded easements.
 - b) The fact that the fence lines on or near the boundary lines of the property do not coincide with the exact boundary lines of the property.
 - c) The fact that the barn located in the southwesterly portion of the subject property encroaches into the right-of-way of Country Road 21 known as Crystola Road.
 - d) The fact that a sanitary sewer line lies 11.7' and 19.9' southerly of the northerly line is not located within a recorded easement.

. . .