

## Warranty Deed

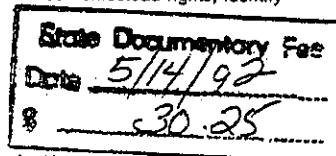
**THIS DEED** is a conveyance of the real property described below, including any improvements and other appurtenances (the "property") from the individual(s), corporation(s), partnership(s), or other entity(ies) named below as GRANTOR to the individual(s) or entity(ies) named below as GRANTEE.

The GRANTOR hereby sells and conveys the property to the GRANTEE and the GRANTOR warrants the title to the property, except for (1) the lien of the general property taxes for the year of this deed, which the GRANTEE will pay (2) any easements and rights-of-way shown of record (3) any patent reservations and exceptions (4) any outstanding mineral interests shown of record (5) any protective covenants and restrictions shown of record (6) any additional matters shown below under "Additional Warranty Exceptions", and (7) subject to building and zoning regulations.

**The Specific Terms of This Deed Are:**

**Grantor:** (Give name(s) and place(s) of residence; if the spouse of the owner-grantor is joining in this Deed to release homestead rights, identify grantors as husband and wife.)

DALE L. BOEHNER AND DIANNA L. BOEHNER



**Grantee:** (Give name(s) and address(es); statement of address, including available road or street number, is required.)

HAROLD R. CRAVEN AND LISA CRAVEN

**Form of Co-Ownership:** (If there are two or more grantees named, they will be considered to take as tenants in common unless the words "in joint tenancy" or words of the same meaning are added in the space below.)

JOINT TENANTS

**Property Description:** (Include county and state.)

THE SE 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO; TOGETHER WITH 2 SHARES OF THE CAPITAL STOCK OF THE PLATTE VALLEY IRRIGATION COMPANY, TOGETHER WITH AN EASEMENT AND WATER RIGHTS ACROSS THE NE 1/4 OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 65 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, CONTAINED IN AGREEMENT RCDDED JUNE 11, 1968, IN BOOK 595, UNDER RECEPTION NO. 1517421, WELD COUNTY PUBLIC RECORDS; AND 2 ADJUDICATED WELLS, ADJUDICATION NUMBER 1-12863.

**Property Address:** 19747 WCR 46 LASALLE CO 80645

**Consideration:** (The statement of a dollar amount is optional, adequate consideration for this deed will be presumed unless this conveyance is identified as a gift. In any case this conveyance is absolute, final and unconditional.)

THREE HUNDRED TWO THOUSAND FIVE HUNDRED AND 00/100

**Reservations-Restrictions:** (If the GRANTOR intends to reserve any interest in the property or to convey less than he owns, or if the GRANTOR is restricting the GRANTEE'S right in the property, make appropriate indication.)

Grantor reserving interest in Oil and Gas Lease with Snyder Oil Co, Inc.; Provided however Grantee has title for continuing right and use of natural gas from well, for personal residence and Grantee also assumes all liability for the use of said natural gas.

**Additional Warranty Exceptions:** (Include deeds of trust being assumed and other matters not covered above.)

Executed by the Grantor on MAY 13, 1992

Signature for Corporation, Partnership or Association:

Signature for Individual(s):

Name of Grantor: Corporation, Partnership or Association

DALE L. BOEHNER

Grantor

By

Grantor

By

DIANNA L. BOEHNER

Grantor

Attest:

STATE OF COLORADO  
COUNTY OF

WELD

ss.

The foregoing instrument was acknowledged before me this 13th day of MAY 1992  
By: DALE L. BOEHNER AND DIANNA L. BOEHNER

WITNESS my hand and official seal.

My commission expires: AUGUST 4, 1993

STATE OF  
COUNTY OF

ss.

The foregoing instrument was acknowledged before me this

day of

By:

(\*name individual Grantor(s) or if Grantor is Corporation, Partnership or Association, then identify signers as president or vice president and secretary or assistant secretary of corporation; or as partner(s) of partnership; or as authorized member(s) of association.)

WITNESS my hand and official seal.

My commission expires:

Notary Public