

Warranty Deed

THIS DEED is a conveyance of real property (including any improvements and other appurtenances) 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 to the GRANTEE the real property described below with all its appurtenances (the "property"), 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 evidenced by a recorded instrument (3) any patent reservations and exceptions (4) any outstanding mineral interests shown of record (5) any protective covenants and restrictions shown of record, and (6) any additional matters shown below under "Additional Warranty Exceptions".

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 O. BOHLENDER

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

DE WAYNE G. BOHLENDER and CONNIE K. BOHLENDER

2700 35th Avenue

Greeley, Colorado 80631

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.)

In Joint Tenancy

PROPERTY DESCRIPTION:

A part of the South One-Half of the Southwest Quarter of Section 8, Township 4 North, Range 65 West of the 6th P.M., Weld County, Colorado, described as follows:

Beginning at the South Quarter corner (S 1/4 corner) of Section 8, Township 4 North, Range 65 West of the 6th P.M. and considering the South Line of said Section 8 to bear N 90°00'00" W, and with all other bearings contained herein being relative thereto:

Thence N 90°00'00" W, a distance of 10.00 feet to the True Point of Beginning

Thence N 90°00'00" W, a distance of 220.00 feet;

Thence N 00°00'00" W, a distance of 219.00 feet;

Thence S 90°00'00" E, a distance of 220.00 feet;

Thence S 00°00'00" E, a distance of 219.00 feet to the True Point of Beginning.

Said tract of land contains 1.106 Acres more or less, together with a 35 foot easement for irrigation ditch operation across the entire South portion of said tract.

BOOK

845

1766519

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.)

\$750.00

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 rights in the property, make appropriate indication.)

ALL reservations and restrictions of record

ADDITIONAL WARRANTY EXCEPTIONS: (Include mortgages being assumed and other matters not covered above.)

Signed on Sept 13, 1978

Dale O. Bohlander
DALE O. BOHLENDER, Grantor

Grantor

STATE OF COLORADO)
COUNTY OF WELD) ss.

13th day of September, 1978, Grantor

THE foregoing instrument was acknowledged before me this 13th day of September, 1978, by DALE O. BOHLENDER.

WITNESS my hand and official seal
my commission expires: Feb. 24, 1981.

Dale Bohlander
Notary Public

Grantor

day of

19

The foregoing instrument was acknowledged before me this

WITNESS my hand and official seal.
My commission expires:

Notary Public