

Recorded at _____ o'clock _____ M.

11-22-1967

Reception No. _____

Recorder _____

Know All Men By These Presents

That I, or We,

JOSEPH G. WEST and CONNIE B. WEST.

the Grantor or Grantors,

of the _____ and County of Boulder _____, and State of Colorado _____,
for and in consideration of the sum of TEN DOLLARS and other good and valuable considerations to the said Grantor or Grantors
in hand paid, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these
presents do hereby GRANT, BARGAIN, SELL AND CONVEY unto

The Department of Highways, State of Colorado,

Grantee, its successors and assigns forever, the following real property situate in the _____ and County of Boulder
and State of Colorado, to-wit:

A tract or parcel of land No. 33 of Grantee's Project No. C 07-0160-03 contain-
ing 0.030 acres, more or less, in *Section NW $\frac{1}{4}$ 13, Township 1 S., R. 73 W., in Boulder
County, Colorado, said tract being more particularly described as follows:

Beginning at a point (the SE. corner of Lot 4, Block 27, Town of Nederland)
19.05 ft. lt. of highway centerline, engineer station 597+60.19, which point bears
S. 88° 42' 57" E. a distance of 1,507.155 ft. from the W $\frac{1}{2}$ corner of Section 13, Township
1 S., Range 73 W., 6th Principal Meridian;

1. Thence S. 90° 00' 00" W., a distance of 80.000 ft.;
2. Thence N. 00° 00' 00" E., a distance of 22.674 ft.;
3. Thence along the arc of a curve to the left with a radius of
924.930 ft., a distance of 80.872 ft. (the chord of which arc
bears S. 81° 41' 43.5" E., a distance of 80.847 ft.);
4. Thence S. 00° 00' 00" E., a distance of 11,001 ft., to the
point of beginning.

The above parcel contains 0.030 acres, more or less, of which 0.018 acres are
in the right of way of the existing road.

*A portion of Lots 4 & 5, Block 27, Town of Nederland.

Reserving unto the grantor or grantors all coal, oil, gas and other hydro-
carbons, and all clay and other valuable minerals in and under said premises; provided,
however, and the grantor or grantors hereby covenant and agree, that the grantee shall
forever have the right to take and use, without payment of further compensation to the
grantor or grantors, any and all sand, gravel, earth, rock and other road building materi-
als found in or upon said Parcel No. 33. The grantor or grantors further covenant and
agree that no exploration for, or development of any of the products hereby reserved, will
ever be conducted on or from the surface of the premises hereinabove described, and that
in the event any of such operations may hereafter be carried on beneath the surface of
said premises, the grantor or grantors shall perform no act which may impair the sub-
surface or lateral support of said premises. This reservation, and the covenants and agree-
ments hereunder, shall inure to and be binding upon the grantor or grantors, and their
heirs, personal and legal representatives, successors and assigns forever.

PROJECT C 07-0160-03

LOCATION Nederland - North

PARCEL No. 33

SPECIAL

Mortgage Deed

FROM

JOSEPH G. WEST & CONNIE B. WEST

TO

The Department of Highways
State of Colorado

STATE OF COLORADO

and County of _____

I, the County Clerk and Recorder of the County aforesaid, do hereby certify that the within document was filed for record in my office on the _____ day of _____, A.D. 19____, at the hour of _____ A.M., and was thereafter by me duly recorded in Book _____, Page _____ of the records of my office.

Clerk and Recorder

Deputy

AFTER RECORDING PLEASE MAIL TO:

The Department of Highways of the State of Colorado
Highway Office Building
4201 East Arkansas Avenue
Denver, 22, Colorado

ATTENTION: Right of Way Section

Notary Public

My Commission Expires: _____

WITNESS my hand and Official Seal,

by

The foregoing instrument was acknowledged before me this _____ day of _____, 19____.

STATE OF _____
and County of _____
ss. _____

Notary Public

My Commission Expires: August 20, 1967.

WITNESS my hand and Official Seal,

by

JOSEPH G. WEST and CONNIE B. WEST

The foregoing instrument was acknowledged before me this 13th day of November, 1963.

STATE OF COLORADO
and County of BOULDER
ss. _____

CONNIE B. WEST

JOSEPH G. WEST

Signed in the presence of:

November, A.D. 1963.

IN WITNESS WHEREOF, the said Grantor or Grantors have hereunto set their hands this 13th day of

the said Grantor or Grantors.
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said Grantee and its successors and assigns forever. And the said Grantor or Grantors, for themselves, their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said Grantee and its successors and assigns, that at the time of the execution and delivery of these presents, they were well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in Fee Simple, and had good right, full power and lawful authority to grant, bargain, sell and convey the same in the manner and form aforesaid; that the same were free and clear from all other grants, bargains, sales, liens, taxes, assessments and encumbrances of what ever kind or nature soever, by, through or under the Grantor or Grantors; that the said Grantor or Grantors will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the said Grantee, and its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, by, through or under the said Grantor or Grantors.

LOG HERE with all and singular the hereditaments and appurtenances hereunto 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 Grantor or Grantors, either in law or equity, of, in and to the above bargained premises, with the hereditaments and the appurtenances.