

Recorded at _____ o'clock _____ M.

2-27

1964

B. 1324

Reception No.

749908

P. 1

Recorder

Know All Men By These Presents

That I, or We,

JOHN CLARENCE OLIVER, Sr., JOHN CLARENCE OLIVER, Jr.,
ALBERT JOSEPH OLIVER & ROBERT RUSSELL OLIVER, being
all the heirs at law and next of kin of Alberta the Grantor or Grantors,
Oliver, Deceased,

of the _____ and County of _____, and State of _____,
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:

(PARCEL NO. 35)

A tract or parcel of land containing 0.006 acres, more or less, in *Section NW $\frac{1}{4}$ 13,
Township 1 S., Range 73 W., in Boulder County, Colorado, said tract being more particular-
ly described as follows:

Beginning at a point (the SE. corner of Lot 1, Block 27, Town of Nederland) 23.88 ft.
Lt. of highway centerline, engineer station 598+82.13, which point bears S. 88° 48' 38" E.
a distance of 1,627.127 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 40.000 ft.;
2. Thence N. 00° 00' 00" E., a distance of 6.356 ft.;
3. Thence along the arc of a curve to the left with a radius of 924.930 ft., a
distance of 8.892 ft. (the chord of which arc bears S. 89° 26' 28.5" E., a distance
of 8.892 ft.);
4. Thence S. 89° 43' 00" E., a distance of 31.100 ft.;
5. Thence S. 00° 00' 00" E., a distance of 6.122 ft., to the point of beginning.

The above parcel contains 0.006 acres, more or less.

* A portion of Lot 1, Block 27, Town of Nederland. *approx 6' off South Side only*

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 materials found in or upon
said Parcel no. 35. 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 agreements hereunder, shall inure
to and be binding upon the grantor or grantors, and their heirs, personal and legal repre-
sentatives, successors and assigns forever.

PROJECT C 07-0160-03
LOCATION Nederland - North
PARCEL 35

SPECIAL
Mortgage Deed

FROM

JOHN CLARENCE OLIVER, Sr., JOHN

CLARENCE OLIVER, Jr., ALBERT

JOSEPH OLIVER & ROBERT RUSSELL
OLIVER, being all the heirs at law
next of kin of Alberta Oliver,
The Department of Highways
State of Colorado

STATE OF COLORADO

and County of _____

I, the County Clerk and Recorder of the County a-
foresaid, 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

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the rever-
sion 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.
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 are 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.

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

Signed in the presence of:

JOHN CLARENCE OLIVER, Sr.
JOHN CLARENCE OLIVER, Jr.
ALBERT JOSEPH OLIVER
ROBERT RUSSELL OLIVER, being all the heirs
at law and next of kin of Alberta Oliver, Dec.

STATE OF Colorado
and County of Pueblo
ss.

The foregoing instrument was acknowledged before me this 27 day of Jan, 1964,

by JOHN CLARENCE OLIVER, Sr., JOHN CLARENCE OLIVER, Jr., ALBERT JOSEPH OLIVER & ROBERT
RUSSELL OLIVER, being all the heirs at law and next of kin of Alberta Oliver, Deceased.

WITNESS my hand and Official Seal,

My Commission Expires: March 20 1965

STATE OF Colorado
and County of Pueblo
ss.

The foregoing instrument was acknowledged before me this 3 day of Feb, 1964,

by Robert Russell Oliver

WITNESS my hand and Official Seal,

My Commission Expires:

April 25, 1964

Notary Public
Alberta Oliver