

WARRANTY DEED

THIS DEED, Made this 7TH day of MARCH, 1996 between
Stephen E. Deubach and Barbara J. Deubach

of the County of Weld and
State of Colorado, grantor, and
Philip R. White and Denise I. White

whose legal address is 522 27th Street, Garden City, Colorado 80631

of the County of Weld and State of Colorado, grantees:

WITNESS that the grantor for and in consideration of the sum of SIXTY FIVE THOUSAND AND 00/100, (\$65,000.00) Dollars, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, not in tenancy in common but in JOINT TENANCY, all real property, together with improvements, if any, situate, lying and being in the County of Weld and State of Colorado, described as follows:

The East 77 feet of the North 227 feet of the NE1/4 of Lot 7, Arlington Gardens, in the City of Greeley, County of Weld, State of Colorado.

2479864 B-1536 P-332 03/07/96 03:17P PG 1 OF 1 REC DOC
Weld County CO Clerk & Recorder 6.00 6.50

also known by street and number as 522 27th Street, Garden City, Colorado 80631


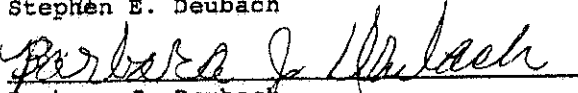
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either 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 bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantees, their heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has 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, encumbrances and restrictions of whatever kind or nature soever, except general taxes for 1996 and subsequent years; except easements, restrictions, covenants, conditions, reservations and rights of way of record, if any;

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

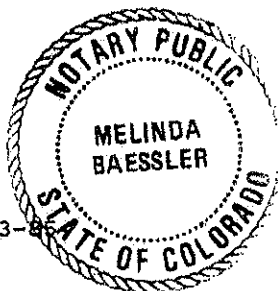
The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the grantor has executed this deed on the date set forth above.

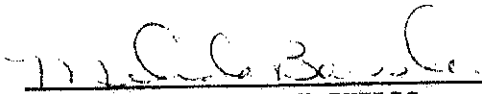

Stephen E. Deubach

Barbara J. Deubach

STATE OF COLORADO }
County of Weld } ss. The foregoing instrument was acknowledged before me
this 7TH day of MARCH, 1996

by Stephen E. Deubach and Barbara J. Deubach



Witness my hand and official seal.
My commission expires 10-17-98


NOTARY PUBLIC
1113 Tenth Avenue
Greeley, COLORADO 80631