

490

WARRANTY DEED

THIS DEED, Made this 18th day of November, 19 97,
between Stephen E. Deubach and Barbara Jean Deubach

U061444A97
DF 30.00

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

whose legal address is 317 N. 45th Avenue Court, Greeley, CO 80634

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

WITNESS, That the grantor, for and in consideration of the sum of THREE HUNDRED THOUSAND AND NO/100-----DOLLARS, (\$300,000.00), 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 the real property together with improvements, if any, situate, lying and being in the County of Weld and State of Colorado, described as follows:
The Northeast 1/4 of Lot numbered 7, except the East 77 feet of the North 227 feet thereof, Arlington Gardens, County of Weld, State of Colorado, and according to the recorded map or plat thereof.


AND

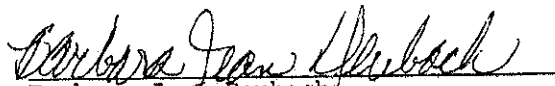
A tract or parcel of land No. 76-R of the State Department of Highways,
--Continued--
also known by street and number as 412 27th Street, Greeley, Colorado 80631

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 ensembling 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 as 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 for taxes for the current year, a lien but not yet due and payable, easements, restrictions, reservations, covenants 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.

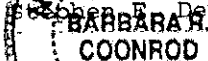

Stephen E. Deubach


Barbara Jean Deubach

STATE OF COLORADO

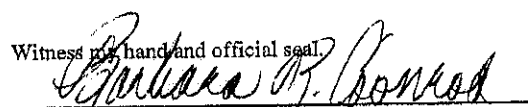
COUNTY OF WELD

The foregoing instrument was acknowledged before me this 18th day of November, 19 97, by
Stephen E. Deubach and Barbara Jean Deubach


BARBARA A. COONROD

My Commission expires: February 23, 1999

Witness my hand and official seal


Notary Public
Barbara Coonrod

412 27th Street

**CONTINUATION OF LEGAL DESCRIPTION TO DEED DATED
November 18, 1997**

Division of Highways, State of Colorado, Project No. U 006-1(22) containing 0.305 acres (13,279 sq. ft.), more or less, in the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 5 North, Range 65 West, of the 6th P.M., in Weld County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point on the East right of way line of SH 85 (Jan. 1980), from which the Southeast corner of Section 17, Township 5 North, Range 65 West of the 6th P.M., bears S 72°34' East, a distance of 2,575.5 feet;

1. Thence N 0°57'30" E, along the East right of way line of SH 85 (Jan. 1980), a distance of 206.8 feet;
 2. Thence N 87°35'30" W, along the North right of way line of said SH 85, a distance of 92.9 feet;
 3. Thence S 10°58'15" E a distance of 128.7 feet;
 4. Thence along the arc of a curve to the left, having a radius of 212.5 feet, a distance of 81.6 feet (the chord of this arc bears S 32°20'45" E a distance of 81.1 feet);
 5. Thence S 53°43'15" E a distance of 26.7 feet, more or less, to the point of beginning.
- County of Weld, State of Colorado

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