

RECORDED AT 8:55 O'CLOCK A.M. RECEPTION NO. 447136  
MAY 03 1995 LINDA DALEY RECORDER MONTEZUMA CO. COLORADO

0707 602

8-53  
11-11-95

STATE DOC. INVENTORY FEE  
DATE MAY 03 1995  
\$ 53.53 pd  
\$ 535.00

COLORADO LAND TITLE CO.  
970 Main Ave. P.O. Box 197  
Durango, Colorado 81302  
(303) 247-5454

11-11-95

WARRANTY DEED

THIS DEED, made this 1st day of May, 1995, between ROBB ENTERPRISES, of the County of Montezuma, State of Colorado, Grantor, and TRU-WORTH LTD., a Colorado Limited Partnership, whose legal address is P.O. Box 3150, Durango, 81302, of the County of La Plata State of Colorado, Grantee:

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the Grantee, its heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the Counties of Montezuma and La Plata, State of Colorado, described as follows:

Township 35 North, Range 12 West, N.M.P.M

- Parcel I: Section 6: SE1/4NW1/4, S1/2NE1/4, N1/2SE1/4, E1/2SW1/4
- Parcel II: Section 5: Lot 4 and that portion of the SW1/4NW1/4 lying in Montezuma County
- Parcel III: Section 7: Lot 3

RESERVING UNTO GRANTOR, and Grantor's heirs, assigns and successors in interest, a forty foot (40') wide utility and access easement for the purpose of ingress and egress for properties remaining in the ownership of Grantor, and said easement shall follow the existing road which is on or about the boundaries between Montezuma County and La Plata County, located within the above described property.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, interest, claim and demand whatsoever of the Grantor, either in law or in 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 appurtenance unto the Grantee, its heirs and assigns forever. And the Grantor, for itself, its heirs, and personal representatives, does covenant, grant, bargain and agree to and with the Grantee, its heirs and assigns, that at the time of the encasing and delivery of these presents it 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 easements, restrictions, reservations and rights-of way of record and as the same may exist on the ground; taxes, including any taxes resulting from the inclusion in a special taxing district, for the year 1995 as payable in 1996; any facts, rights, interests, or claims which are not shown by the public records, but which could be ascertained by an inspection of the premises or by making inquiry of persons in possession thereof; easements, or claims of easements, not shown by the public records; discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records; any lien, or right to a lien,

*Robb Enterprises, Inc.*  
*Tru-Worth Ltd.*

RCRPT# 687527 05/22/95 0425PM 2PG  
LINDA DALEY LAPIATA CNTY CO WD

STATE DOCUMENTARY FEE  
DATE 5-22-95  
\$ 535.00

