Colorado Documentary Fee

$1,095.00

***.30101:1*** I

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State of Colorado

Trish Gilbert, Saguache County Recorder

03-27-2019 02:00 PM Recording Fee $1113.00

WARRANTY DEED

THIS DEED, made this1 *{y* day of **March,** 2019, between

# Van Edmonds, LLC, a Colorado Limited Liability Company

Of the County of **Saguache,** State of **Colorado,** grantor and

# Sun House Ventures, LLC, a Delaware Limited Liability Company

Whose legal address is **138 1/2 W First Street, Salida, Colorado 81201** grantee:

**WITNESSETH,** That the grantor for and in consideration of the sum of Ten **and 00/100 Dollars ($10.00)** 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 does grant, bargain, sell, convey and confirm, unto the grantee, its successors and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of **Saguache** and the State of **COLORADO** described as follows:

# Township 41 North, Range 9 East, N.M.P.M., County of Saguache, State of Colorado. Section 23: 51/2, NW1/4

**LESS a tract of land located in the NW1/4NW1/4 Section 23, Township 41 North, Range 9 East, N.M.P.M., County of Saguache, State of Colorado, and is more particularly described by metes and bounds as follows, to-wit:**

**Beginning at the Northwest corner of the tract herein described, which corner is identical with the point of intersection of the East limit, as fenced, of Saguache County Road 57 with the North** line of said **NW1/4NW1/4** Section 23, whence the Northwest corner of said Section 23 bears N 89°15'24" W, 30.00 feet distant; thence S 89°15'24" E, 660.00 feet along the North line of said **NW1/4NW1/4** Section 23 to the Northeast corner of the tract herein described; thence S 45°08'39" W, 923.57 feet to the Southwest corner of the tract herein described, a point on the East limit, as fenced, of said county road; thence N 0°27'18" W, 660.00 feet along the East limit, as fenced, of said county road to the place of beginning.

Section 24: SW1/4 Section 25: N1/2, SE1/4 Section 26: All

Section 35: SE1/4 LESS a tract of land as set forth in Deed recorded November 10, 1951 in Book

228 at Page 351.

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Exhibit "A" Wells and Ditch Rights

|  |  |  |
| --- | --- | --- |
| Permit No. | Court Case | Well No. |
| 11639-R-R | W1964 | 19 |
| 21392-F-R | W3757 | 19-S |
| 23907-F | 81CW103 | 1 |
| 25180-F | 81CW102 | 1 |
| 27773-F | 87CW022 | 1S |
| 21802-F-R | W3779 | 1 |
| 21801-F | W3778 | 1S |
| 14102-R-R | W-592 | 3 |
| 3267-F | W-592 | 1 |
| 25182-F | 81CW122 | 1 |
| 28230-F | 88CW029 | 1S |
| 25181-F-R | 81CW101 | 1 |
| 5890-F | W1964 | 16 |
| 23906-F | 81CW105 | 1 |
| 27774-F | 87CW021 | 1S |
| 11641-R | W1964 | 21 |
| 24276-F | 81CW123 | 21A |
| 79094-F-R | W1964 | 21 |
| 20716-F | W3700 | 23-25R |
| 11642-R-R | W1964 | 22 |
| 24275-F | 80CW034 | 1 |
| 27772-F | 87CW020 | 1S |
| 11638-R-R | W1964 | 18 |
| 24274-F | 81CW123 | 18A |
| 28143-F | 88CW029 | 1SS |

Any and all of the grantors interest in and to the San Luis Valley Irrigation District (Farmers Union Canal) appurtenant to the subject property