



State Documentary Fee
Date: November 02, 2018
\$63.50

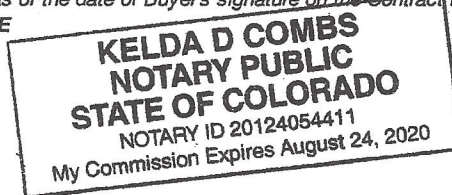
Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

THIS DEED, made on November 2nd, 2018 by CHERYL M. GARRITY Grantor(s), of the County of Routt and State of Colorado for the consideration of (\$635,000.00) ***Six Hundred Thirty Five Thousand and 00/100*** dollars in hand paid, hereby sells and conveys to GERALD E. BURRIS AND COLETTE A. BURRIS Grantee(s), as Joint Tenants whose street address is ~~5500 CR 166, Elizabeth, CO 80107~~, County of Elbert, and State of Colorado, the following real property in the County of Routt, and State of Colorado, to wit:
25325 Paradise Valley Lane, Oak Creek, CO 80467
See attached "Exhibit A"

also known by street and number as: **25325 PARADISE VALLEY LANE, OAK CREEK, CO 80467**

with all its appurtenances and warrants the title to the same, subject to general taxes for the year 2018 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; Any special assessment if the improvements were not installed as of the date of Buyer's signature on the Contract to Buy and Sell Real Estate, whether assessed prior to or after Closing; and other NONE


CHERYL M. GARRITY



State of Colorado)
)ss.
County of ROUTT)

The foregoing instrument was acknowledged before me on this day of November 2nd, 2018 by CHERYL M. GARRITY

Witness my hand and official seal

My Commission expires: August 24, 2020 
Notary Public

When recorded return to: GERALD E. BURRIS AND COLETTE A. BURRIS

~~5500 CR 166, Elizabeth, CO 80107~~

**25325 Paradise Valley Lane
Oak Creek, CO 80467**



Exhibit A

PARCEL A:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ROUTT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25, A FOUND GLO MONUMENT IN PLACE; THENCE NORTH 00 DEGREES 27 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER 1293.13 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 50 MINUTES 26 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER 1200.54 FEET TO A POINT; THENCE SOUTH 00 DEGREES 27 MINUTES 56 SECONDS WEST PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER 1299.79 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 25; THENCE SOUTH 89 DEGREES 09 MINUTES 29 SECONDS EAST ALONG SAID SOUTH LINE 1200.48 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING: ASSUMED SOUTH 89 DEGREES 09 MINUTES 29 SECONDS EAST ALONG THE SOUTH LINE OF SECTION 25 BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER, BOTH GLO BRASS CAPS.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS AS DEFINED BY THE EASEMENT RECORDED JULY 6, 1979 IN BOOK 479 AT PAGE 74, COUNTY OF ROUTT, STATE OF COLORADO.