



State Documentary Fee
Date: October 13, 2021
\$22.22

Special Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(b))

Grantor(s), **ANTON G. STICH, ALSO KNOWN AS ANTONE G. STICH AND DONNA L. STICH**, whose street address is **33017 MARICOPA TRAIL, Oak Creek, CO 80467**, City or Town of **Oak Creek**, County of **Routt** and State of **Colorado**, for the consideration of **(\$222,200.00) ***Two Hundred Twenty Two Thousand Two Hundred and 00/100 ***** dollars, in hand paid, hereby sell(s) and convey(s) to **JEFFREY C. BURCHARDT AND LISA M. BURCHARDT REVOCABLE LIVING TRUST DATED SEPTEMBER 3, 2013**, whose street address is **W340N6699 Timberline Road, Oconomowoc, WI 53066**, City or Town of **Oconomowoc**, County of **Waukesha** and State of **Wisconsin**, the following real property in the County of **Routt** and State of **Colorado**, to wit:

See attached "Exhibit A"

also known by street and number as: **VACANT LAND, OAK CREEK, CO 80467**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of October 6, 2021

Anton G. Stich, also known as Antone G. Stich

Donna L. Stich

State of **Colorado**

)
)ss.

County of **ROUTT**

The foregoing instrument was acknowledged before me on this day of 10/6/2021 by **ANTON G. STICH, ALSO KNOWN AS ANTONE G. STICH AND DONNA L. STICH**

Witness my hand and official seal

My Commission expires: 2/15/24

Notary Public

AMY E NORRIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124008765
My Commission Expires February 15, 2024

When recorded return to: **JEFFREY C. BURCHARDT AND LISA M. BURCHARDT REVOCABLE LIVING TRUST DATED SEPTEMBER 3, 2013**
W340N6699 Timberline Road, Oconomowoc, WI 53066



Exhibit A

PARCEL A:

LOT 174, HORSEBACK AT STAGECOACH, COUNTY OF ROUTT, STATE OF COLORADO.

PARCEL B:

LOT 175, HORSEBACK AT STAGECOACH, COUNTY OF ROUTT, STATE OF COLORADO.

PARCEL C:

LOT 176, HORSEBACK AT STAGECOACH, COUNTY OF ROUTT, STATE OF COLORADO.

PARCEL D:

LOT 177, HORSEBACK AT STAGECOACH, COUNTY OF ROUTT, STATE OF COLORADO.

PARCEL E:

LOT 188, HORSEBACK AT STAGECOACH, COUNTY OF ROUTT, STATE OF COLORADO.

PARCEL F:

LOT 189, HORSEBACK AT STAGECOACH, COUNTY OF ROUTT, STATE OF COLORADO.

PARCEL G:

PART OF COMMON AREA 2, HORSEBACK AT STAGECOACH, COUNTY OF ROUTT, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3, NORTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ROUTT, STATE OF COLORADO, AND COMPRISING THE EASTERLY MOST ONE HALF ACRE OF THAT COMMON AREA NO. 2 AS PLATTED IN THE SUBDIVISION KNOWN AS HORSEBACK AT STAGECOACH IN THE PUBLIC RECORDS OF SAID COUNTY AT RECEPTION NO. 241974], TO WIT;

COMMENCING AT THE SOUTH ONE QUARTER CORNER OF SAID SECTION 15, SAID CORNER MONUMENTED BY A FOUND GLO BRASS CAPPED MONUMENT; THENCE S 89°55'25" E, ALONG THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER OF SAID SECTION 15, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, A DISTANCE OF 1136.40 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ROUTT COUNTY ROAD NO. 16; THENCE N 49°20'11" E, DEPARTING FROM SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, AND ALONG TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, A DISTANCE OF 142.20 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD A DISTANCE OF 173.53 FEET ALONG A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, WHOSE RADIUS IS 880.00 FEET AND HAVING A CENTRAL ANGLE OF 11°17'55" (LONG CHORD BEARS N 54°59'08" E, 173.25 FEET), TO THE TRUE POINT OF BEGINNING:

THENCE, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD A DISTANCE OF 122.04 FEET ALONG A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, WHOSE RADIUS IS 880.00 FEET AND HAVING A CENTRAL ANGLE OF 7°56'46" (LONG CHORD BEARS N 64°36'29" E, 121.95 FEET), TO A POINT OF TANGENCY;

THENCE N 68°34'52" E, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, A DISTANCE OF 253.19 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD WITH THE WESTERLY RIGHT-OF-WAY LINE OF SENACA TRAIL, SAID POINT BEING THE SOUTHEASTERLY MOST CORNER OF LOT 189 AS DELINEATED ON SAID SUBDIVISION PLAT, SAID CORNER MONUMENTED BY A FOUND ½ INCH STEEL PIN;

THENCE N 84°49'04"W, DEPARTING FROM THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 189, A DISTANCE OF 398.16 FEET TO THE SOUTHWEST CORNER OF SAID LOT 189, SAID CORNER MONUMENTED BY A FOUND ½ INCH STEEL PIN WITH PLASTIC CAP MARKED "NHPQ";

THENCE, S 48°59'45" W, ALONG THE NORTHERLY BOUNDARY LINE OF SAID COMMON AREA NO. 2, A DISTANCE OF 9.38 FEET;

THENCE S 29°21'54" E, DEPARTING FROM THE NORTHERLY BOUNDARY LINE OF SAID COMMON AREA NO. 2, A DISTANCE OF 117.76 FEET TO THE TRUE POINT OF BEGINNING.