

2.00

Recorded at _____ o'clock _____ M.,

Reception No. **684520** Recorder.

THIS DEED, Made this 4th day of January, 19 75, between James B. Eads and Jean Eads

Recorder's Stamp

RECORDED IN

JAN 6 3 24 PM '75

2693 391

COUNTY GLENK & RECORDER

STATE OF COLORADO

RECORDS & DEEDS DIVISION

684520

of the _____ County of Jefferson, State of Colorado, of the first part, and Charles Moreskonich Metro and Helen Deane Metro

of the _____ County of Jefferson and State of Colorado, of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten Dollars and Other Good and Valuable Considerations ----- DOLLARS to the said parties of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have remised, released, sold, conveyed and quit claimed, and by these presents do remise, release, sell, convey and quit claim unto the said parties of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the right, title, interest, claim and demand which the said parties of the first part have in and to the following described lot or parcel of land situate, lying and being in the County of Jefferson and State of Colorado, to wit:

That part of the NW $\frac{1}{4}$ of Section 31, Township 2 South Range 69 West described as follows:

Beginning at a point on the West line of NW $\frac{1}{4}$ of Said Section 31, 1017.7 feet South along said West line from the Northwest corner said Section 31, thence North 87° 12' East 134 feet to Corner #1, thence South 18° 10' East 233.5 feet to Corner #2, thence South 60° 33' East 191.5 feet to Corner #3, thence South 77° 10' East 398.0 feet to corner #4, thence South 58° 54' East 294.7 feet to corner #5; thence South 76° 24' East 543.4 feet to corner #6; thence North 0° 56' West 614.2 feet to corner #7; thence North 82° 38' West 333.8 feet to corner #8, thence North 87° 37' West 197.2 feet to corner #9; thence North 87° 51' West 158.6 to corner #10; thence North 80° 16' West 217.5 feet to corner #11; thence South 87° 12' West 498.4 feet to point of beginning, together with 5 inches of water from Leyden Creek and all other water and ditch rights appurtenant or appertaining thereto.

CONSIDERATION LESS THAN 100.00 NO DOCUMENTARY TAX REQUIRED

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest, and claim whatsoever of the said parties of the first part, either in law or equity, unto the said parties of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand^s and seal^s the day and year first above written.

Signed, Sealed and Delivered in the presence of

James B. Eads [SEAL]

Jean Eads [SEAL]

[SEAL]

State Documentary Fee

Date JAN 6 1975

2.00 Fee