

This Deed, Made this
Fifty-one (1951)

25th

day of August

between T. E. Knowles

B 254 P, 484

WARRANTY DEED TO JOINT TENANTS - The West Publishing and Stationery Co., Colorado Springs, Colo. 197224

of the County of El Paso

and State of Colorado, of the first part, and
John F. Hawley and Virginia Jeanne Hawley
and State of Colorado, of the second part;

Witnesseth, That the said part Y of the first part, for and in consideration of the sum of
One Dollar (\$1.00) and other valuable consideration, to the said part Y of the first part in hand
conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said parties of the second part, not in tenancy in
common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following described
lots or parcels of land, situate, lying and being in the County of Teller and State of Colorado, to-wit:

The Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$), and the Northwest Quarter of the Southwest
Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$), of Section Ten (10), in Township Thirteen (13) South of Range Seventy-one (71) West
of the Sixth Principal Meridian.
Reserving to the grantor all mineral rights, including gas and oil.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion
and accretions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever
of the said part Y of the first part, either in law or 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 the appurtenances, unto the said parties of the second part,
his heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part,
the survivor of them, their assigns and the heirs and assigns of such survivor forever. And the said part Y of the first part, for him self,
his heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part,
the survivor of them, their assigns and the heirs and assigns of such survivor, that at the time of the executing and delivery of these presents,
he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in
equity, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid,
and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever
nature or kind.
And the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their
heirs, executors, and administrators, against all and every person or persons lawfully claiming or to claim the whole or any part
thereof, the said part Y of the first part shall and will WARRANT AND GUARANTEE.

In Witness Whereof