

**WARRANTY DEED**

Grantor(s), **Andrew Paul Pipher and Tonya Lee Pipher**

whose address is 424 3840 Dr, Crawford, CO 81415

County of Delta, State of Colorado,

for the consideration of **FORTY-TWO THOUSAND FIVE HUNDRED AND 00/100 Dollars** in hand paid, hereby sell(s)

and convey(s) to **Michael K. Kovalchuk**

whose legal address is 250 Main Street, Rowley, MA 01969

County of Delta, and State of Colorado,

the following real property in the County of DELTA, and State of Colorado, to wit:

**Lot 12 of the Amended Plat of Hidden Spring**

**Together with, without warranty, all water and water rights, ditches and ditch rights appurtenant thereto or used in conjunction therewith including, but not limited to, 1/24th interest in Hidden Spring (Case No. W-3061) to be supplied per the Hidden Spring Home Owners' Association (currently being delivered with a required one quart per minute dole system).**

also known by street and number as TBD 2850 Lane, Hotchkiss, CO 81419

Tax Parcel Number: 3241-304-04-002 R18432

with all its appurtenances, and warrant(s) the title to the same, subject to taxes for the current year, a lien but not yet due and payable, and building and zoning regulations. And also subject to:

- a. Distribution utility easements (including cable tv).
- b. Those specifically described rights of third parties not shown by public records of which grantee has actual knowledge and which were accepted by grantee in accordance with paragraph 8b of contract form no. CBS 1-9-99 (matters not shown by the public records).
- c. Inclusion of the property within any special taxing district.
- d. The benefits and burdens of any declaration and party wall agreements, if any.
- e. Taxes for the current year and subsequent years thereto.
- f. Those specific exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with Section 8a (Title Review) of the contract dated May 26, 2004, between the parties.

Signed this 18th day of June, 2004.

Andrew Paul Pipher

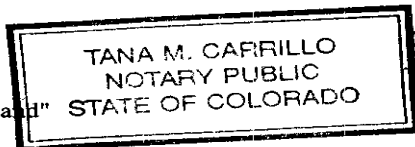
Tonya Lee Pipher as attorney in fact

Tonya Lee Pipher

State of Colorado )  
County of Delta ) ss.

The foregoing instrument was acknowledged before me this 18th day of June, 2004 by Andrew Paul Pipher by Tonya Lee Pipher as attorney in fact and Tonya Lee Pipher

Witness my hand and official seal.



Notary Public

\*If in Denver, insert 'City and' No. 897 Rev. 12-85.

My Commission expires: 4-9-2005