



**Fremont County Colorado
Department of Planning and Zoning**

615 Macon Ave., Cañon City, Colorado
719-276-7360 PH / 719-276-7374 Fax
Email: Planning@fremontco.com

Accessory Dwelling Unit Application

- 1. Project Name: _____ Fee: ~~\$ 350.00~~ ^{\$ 200.00}
- 2. Owner(s) Name: Felicia French
- 3. Site Address: 24 Meadowdale Ln
 City: Canon City State: CO Zip Code: 81212
 Telephone #: 480-570-2200 Facsimile # _____
 Email Address: itsanna.french@gmail.com

Land Description:

Acreage: 35 Zone District: AG

Utility Services – Provider/Source

Water: Well Permit # 188219 Sewer: septic
 Gas: N/A Electric: Black Hills Energy
 Phone: N/A Cable: N/A

Fire Protection District / Source: _____

Primary & Accessory Dwelling Information:

Primary Structure Square Footage: 2475 Accessory Dwelling Square Footage: 540

Attachments:

- A. Copy of the most recent recorded deed.
- B. Signed Declaration of Covenant & Restriction stating ADU restrictions.
- C. Written proof from the appropriate entity or service provider that water and sewer/septic services are adequate for all uses on the parcel.
- D. Certified mail receipts.
- E. Floor plan of ADU
- F. Plot Plan Showing:
 - a. All structures proposed or existing with dimensions to property lines & structures.
 - b. All utilities for the structures, including electric, gas, water, and sanitary sewer/septic.
 - c. All parking areas.
 - d. All exterior access points

Felicia French Felicia French _____
 Applicant Printed Name Signature Date

**DECLARATION OF COVENANTS AND RESTRICTIONS
TO REAL PROPERTY REGARDING AN ACCESSORY DWELLING UNIT**

This Covenant between (land owner) and the County of Fremont, State of Colorado, is hereby recorded and attached to that parcel of land as described in deed as recorded in the records of the Fremont County Clerk and Recorder's office under Reception Number _____, and described as follows:

(INSERT LEGAL DESCRIPTION)

I/We, herein, covenant and agree to the County of Fremont on behalf of ourselves and all heirs, assigns and successors of interest, into whose ownership the title to or interest in the above-described real property might transfer, as follows:

1. The owners are the sole and exclusive fee-simple owners of the above described parcel located within Fremont County, Colorado.
2. The owner(s) shall reside in the primary or accessory dwelling unit (ADU) as the principal and permanent residence at all times that the other dwelling unit is occupied. The owner(s) shall reside on the property for at least (6 months) out of the year, and at no time receive rent for, or otherwise allow a third party non-owner to reside in, the owner-occupied unit.
3. Sale of the ADU, separate from the primary dwelling, is prohibited.
4. Subdivision of the property in a manner that separates the ADU from the primary dwelling is prohibited.
5. Formal approval from Fremont County is required for modification of the size of the ADU.
6. These covenants and restrictions, shall run with the land and be binding and enforceable upon the owners and any and all of their heirs, assigns, grantees, and successors in interest into whose ownership title to the above-described real property may pass.
7. These covenants and restrictions will automatically terminate upon removal of the ADU from the parcel.
8. The provisions of these covenants and restrictions are enforceable in law or equity by Fremont County and its assigns. The Owner(s) expressly consent to and grant a private cause of action for enforcement, including damages and reasonable attorney fees, to any party is adversely affected by the failure to comply with the covenants and restrictions set forth herein.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed

this 25 day of FEB, 20 25.

Felicia French
Owner

State of Colorado
County of Fremont

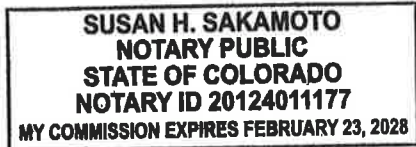
The foregoing instrument was acknowledged before me this 25 February 2025 (date)

by Felicia French (name of person acknowledged).

[Signature]
Notary Public

Print Name: Susan H. Sakamoto

My commission expires: 23 February 2028 (Seal)



~~Owner~~
~~State of Colorado~~
~~County of _____~~

~~The foregoing instrument was acknowledged before me this _____ (date)~~

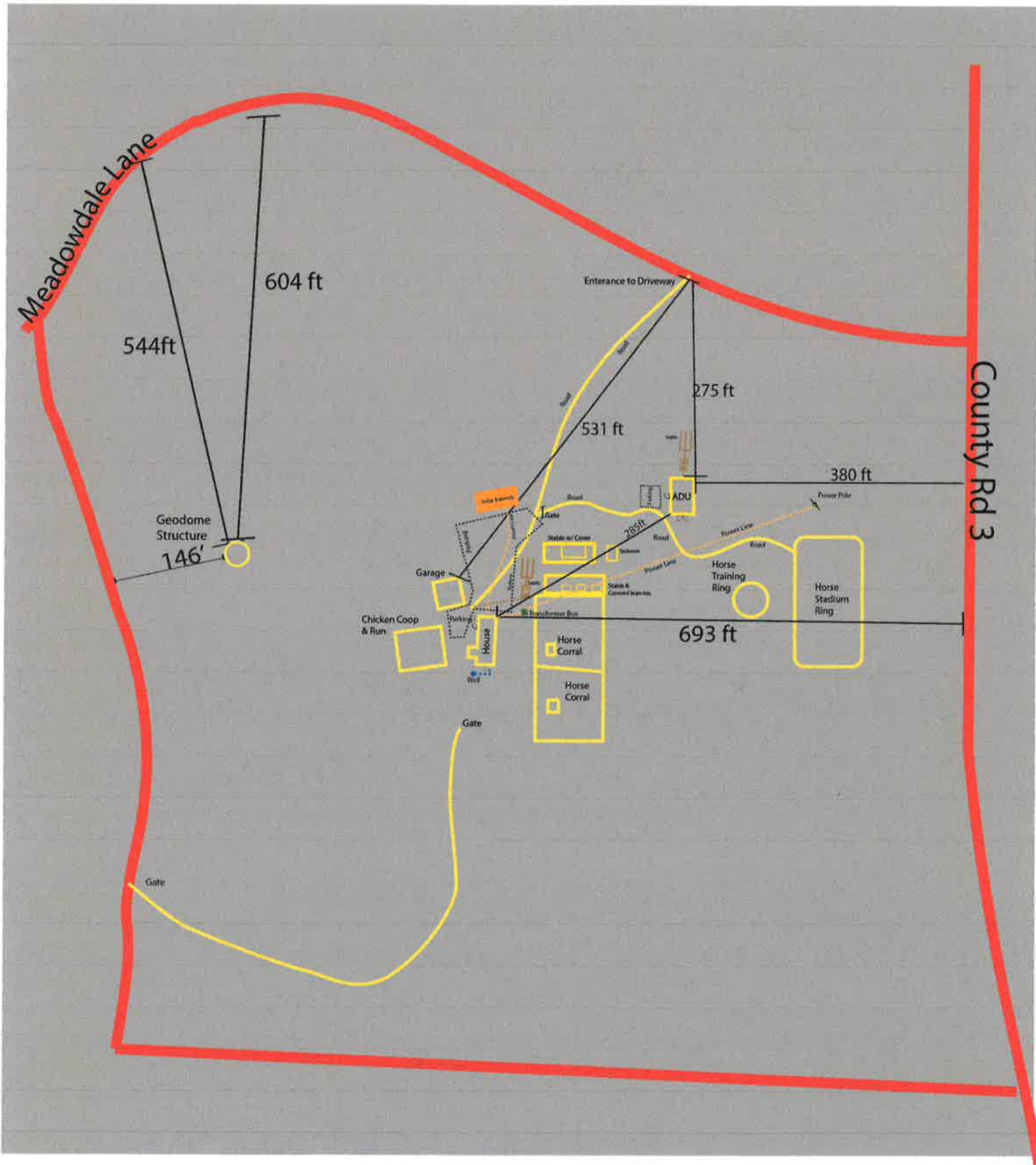
~~by _____ (name of person acknowledged).~~

~~Notary Public~~

~~Print Name: _____~~

~~My commission expires: _____ (Seal)~~

Plot Map



Soil report and OWTS design

Owner:

Felicia French

Contractor:

NA

Project address:

24 Meadowdale Ln.
Canon City, CO 81212

Project site description:

PARCEL 19 MEADOWDALE RANCH
REF FROM 988-04-287

Project number:

24-0014

Site dimensions:

See attached plot plan.

Residence information:

2 bed/1 bath

Maximum sewage flow:

2 bed, 1 bath house with 4 persons = 75 gpd per person, 300 gpd total.
300 gpd / a LTAR of .80 = 375 sq ft of leach field
375 sq ft X .7 for chamber reduction = 263 sq ft
263 sq ft / 12 sq ft (Q4 chamber) = 22 chambers

Soil Classification info

LTAR .80

Ground water table:	None present.
Bedrock:	None present
Slope of ground at site:	Flat
Suitability of soil:	Good
Type of use:	Residential
Source of water:	Well

Soil report and OWTS design prepared by:

Stan Yoder
PO Box 646
Canon City, Co 81212
(719)371-7840

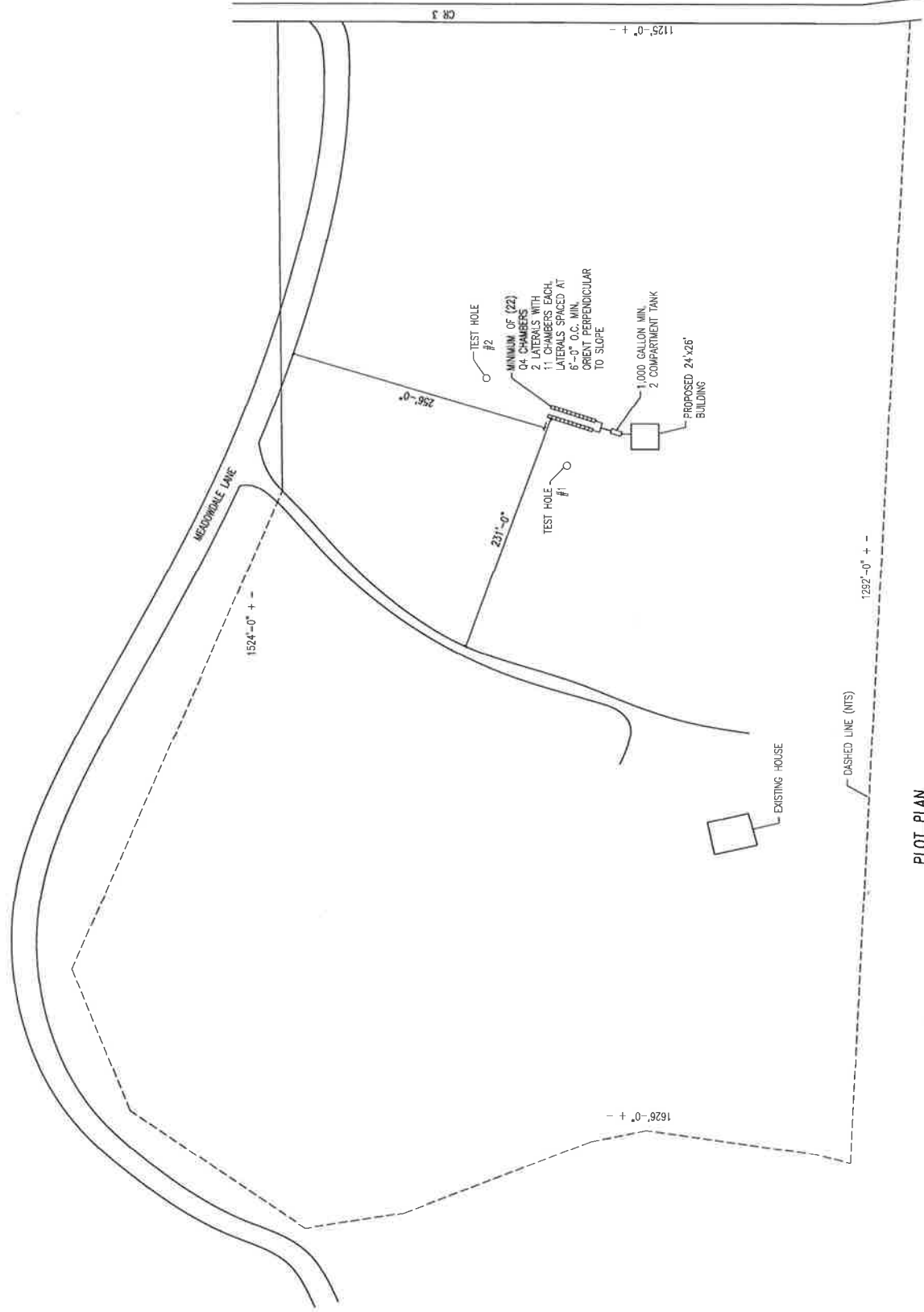
Recognized by CPOW as a
certified competent technician

Address: 24 Meadowlane Ln Canon City, CO 81212

Depth	Soil type	R type soils	Structure shape	Structure
0"-96	Sandy Loam	No	Single Grain	Structureless

Soil pit #2				
Depth	Soil type	R type soils	Structure shape	Structure
0"-96	Sandy Loam	No	Single Grain	Structureless

Design Specs	Notes
<p>2 bed, 1 bath house with 4 persons = 75 gpd per person, 300 gpd total. 300 gpd / a LTAR of .80 = 375 sq ft of leach field. 375 sq ft X .7 for chamber reduction = 263 sq ft 263 sq ft / 12 sq ft (Q4 chamber) = 22 chambers</p>	<p>.8 LTAR. 1,000 gallon, 2 compartment tank with 22 chambers in equal distance, designed in a hillside system, feeding in a sequential order. Bottom of chamber installed 24" below grade and follow ground contour.</p>



PLOT PLAN
 24 MEADOWDALE LN. CANON CITY CO 81212

For Office Use only
RECEIVED

DEC 13 1995

WATER RESOURCES
STATE ENGINEER

Best Copy Available

1. WELL PERMIT NUMBER 188219

2. OWNER NAME(S) Gordon Glab
Mailing Address 608 Greydene
City, St. Zip Canon City, CO 81212
Phone (719) 275-3751

3. WELL LOCATION AS DRILLED: NW 1/4 NW 1/4, Sec. 19 Twp. 18 N, Range 71 W
DISTANCES FROM SEC. LINES:
1200 ft. from North Sec. line. and 400 ft. from West Sec. line.
(north or south) (east or west)
SUBDIVISION: Meadowdale Ranches LOT 19 BLOCK _____ FILING(UNIT) _____
STREET ADDRESS AT WELL LOCATION: _____

4. PUMP DATA: Type Submersible Installation Completed 10-17-95
Pump Manufacturer Grundfos Pump Model No. 10-S05-9
Design GPM 10 at RPM 3400, HP 1/2, Volts 230, Full Load Amps _____
Pump Intake Depth 140 Feet, Drop/Column Pipe Size 1" Inches, Kind sch 80 pvc

ADDITIONAL INFORMATION FOR PUMPS GREATER THAT 50 GPM:
TURBINE DRIVER TYPE: Electric Engine Other _____
Design Head _____ feet, Number of Stages _____, Shaft size _____ inches.

5. OTHER EQUIPMENT:
Airline Installed Yes No, Orifice Depth ft. _____ Monitor Tube Installed Yes No, Depth ft. _____
Flow Meter Mfg. _____ Meter Serial No. _____
Meter Readout Gallons, Thousand Gallons, Acre feet, Beginning Reading _____

6. TEST DATA: Check box if Test data is submitted on Supplemental Form.
Date 10-17-95
Total Well Depth 160 Time afternoon
Static Level 60 Rate (GPM) 10
Date Measured 10-17-95 Pumping Lvl. 140

7. DISINFECTION: Type _____ Amt. Used _____

8. Water Quality analysis available. Yes No

9. Remarks _____

10. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge.
[Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

CONTRACTOR Alpine Pump Service Phone (719) 275-2892 Lic. No. 746
Mailing Address PO Box 1563, Canon City, CO 81215

Name/Title (Please type or print) Milt Tillerson OWNER Signature M. J. Tillerson Date 12/11/95

INSTRUCTIONS FOR PUMP INSTALLATION REPORT

The report must be typed or printed in **BLACK INK**. All changes on the form must be initialed and dated. Attach additional sheets if more space is required. Each additional sheet must be identified at the top by the well owner's name, the permit number, form name/number and a sequential page number. Report depths in feet below ground surface.

This form may be reproduced by photocopy methods, or by computer generation with prior approval by the State Engineer. Photocopy reproductions must retain margins and print quality of the original form.

The original form must be submitted to the State Engineer's Office within 60 days after completing the well or 7 days after the permit expiration date, whichever is earlier.

A copy of the form must be provided to the well owner.

If this form is submitted in conjunction with the Well Completion and Test Report, form number GWS-31, ONLY THE PERMIT NUMBER AND OWNER NAME NEED TO BE COMPLETED in items 1 and 2.

1. Complete the Permit Number in full.
2. Fill in Name and Mailing Address of Well Owner where correspondence should be sent.
3. Complete the blocks for the actual location of the well. For wells located in subdivisions the lot, block and subdivision information must also be provided.
4. Indicate the type of pump installed and complete the requested information. When installing pumps greater than 50 gpm, complete the additional information in this area.
5. Provide the information on other equipment which may be installed in the well.
6. Report test data as required by Rule 13.9. Spaces are provided to report all measurements made during the test. The report should show that the test complied with the provisions of the rules. If a test was not performed explain when it will be done. If available, report clock time when measurements were taken.
7. Record the type and the amount of disinfection used, how placed and the length of time left in the hole.
8. Indicate if a water quality analysis was performed and submit a copy of the report if available.
9. Use the remarks area to note any additional information including additional equipment installed, water supply construction problems.
10. Fill in Company Name and Address of Contractor who installed pumping equipment. The report must be signed by the licensed contractor responsible for the installation of pumping equipment.

FORM NO. GWS-31 11/90

WELL CONSTRUCTION AND TEST REPORT STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only

1. WELL PERMIT NUMBER 188219

2. OWNER NAME(S) Gordon Glab Mailing Address 608 Greydene City, St. Zip Canon City, CO 81212 Phone (719) 275-3751

RECEIVED

OCT 9 1995

WATER RESOURCES STATE ENGINEER

3. WELL LOCATION AS DRILLED: NW 1/4 NW 1/4, Sec. 19 Twp. 18 N Range 71 W DISTANCES FROM SEC. LINES: 1200 ft. from North Sec. line. and 400 ft. from West Sec. line. OR SUBDIVISION: Meadowdale Ranches LOT 19 BLOCK FILING(UNIT) STREET ADDRESS AT WELL LOCATION:

4. GROUND SURFACE ELEVATION ft. DRILLING METHOD air percussion DATE COMPLETED 8-9-95 TOTAL DEPTH 160 ft. DEPTH COMPLETED 160 ft.

5. GEOLOGIC LOG: Table with columns for Depth and Description of Material. Entries include 0-20 topsoil, brown clay, blue shale and 20-160 blue shale.

6. HOLE DIAM. (in.) Table with columns for From (ft) and To (ft). Entries: 8 5/8 (0-19), 6 (19-160).

7. PLAIN CASING Table with columns for OD (in), Kind, Wall Size, From (ft), To (ft). Entries for steel and pvc casings.

8. FILTER PACK: Material, Size, Interval

9. PACKER PLACEMENT: Type, Depth

10. GROUTING RECORD: Table with columns for Material, Amount, Density, Interval, Placement. Entry: cement 3, 6-1, 0-19, poured.

REMARKS:

11. DISINFECTION: Type powdered chlorine Amt. Used 3 cups

12. WELL TEST DATA: TESTING METHOD air Static Level 60 ft. Date/Time measured 8-9-95 Production Rate 10 gpm. Pumping level na ft. Date/Time measured Test length (hrs.) 2

13. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge. [Pursuant to Section 24-4-104 (13)(n) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

CONTRACTOR Alpine Drilling Service Phone (719) 275-7084 Lic. No. 1210 Mailing Address PO Box 86 Canon City, CO 81215

Name/Title (Please type or print) SV Stockton owner Signature [Signature] Date 10-10-95

INSTRUCTIONS FOR WELL CONSTRUCTION AND TEST REPORT

The report must be typed or printed in **BLACK INK**. All changes on the form must be initialed and dated. Attach additional sheets if more space is required. Each additional sheet must be identified at the top by the well owner's name, the permit number, form name/number and a sequential page number. Report depths in feet below ground surface.

This form may be reproduced by photocopy methods, or by computer generation with prior approval by the State Engineer.

The original and one copy of this form must be submitted to the State Engineer's Office within 60 days after completing the well or 7 days after the permit expiration date, whichever is earlier. Another copy of the form must be provided to the well owner.

1. Complete the Well Permit Number in full.
2. Fill in Name and Mailing Address of Well Owner where correspondence should be sent.
3. Complete the blocks for the actual location of the well where drilled. If the owner has more than one well serving this property, provide the identification (Owner's Designation) for this well. **DO NOT USE THE OWNER SUPPLIED LOCATION** unless a survey has been provided. For wells located in subdivisions the lot, block and subdivision information must also be provided.
4. Report the ground surface elevation in feet above sea level if available. This value may be obtained from a topographic map. Describe the drilling method used to construct the well and the date completed. Indicate the total depth drilled and the actual completed depth of the well.
5. Fully describe the materials encountered in drilling. Do not use formation names unless they are in conjunction with a description of materials.
Examples of descriptive terms include:
 - Grain size--Boulders, gravel, sand, silt, clay.
 - Hardness--Loose, soft, tight, hard, very hard.
 - Color--All materials. Most critical in sedimentary rock.
 - Depth when water is encountered (if it can be determined).
6. Provide the diameters of the drilled bore hole.
7. The outside diameter, kind, wall thickness and interval of casing lengths must be indicated.
8. Indicate the type and size of filter (gravel) pack and the interval where placed.
9. Indicate the type and setting depth for any packers installed.
10. The density of the grout slurry must be reported and may be indicated as pounds per gallon, gallons of water per sack, total gallons of water and number of sacks used, etc. Specify the grout placement method, i.e. tremie pipe or positive displacement. The percentage of additives mixed with the grout should be reported under remarks.
11. Record the type and the amount of disinfection used, how placed and the length of time left in the hole.
12. Report well test data as required by Rule 10.7. Spaces are provided to report all measurements made during the test. The report should show that the test complied with the provisions of the rules. If a test was not performed explain when it will be done. If available, report clock time when measurements were taken.
13. Fill in Company Name and Address of Contractor who constructed the well. The report must be signed by the licensed contractor responsible for the construction of the well.

WELL PERMIT NUMBER 188219
DIV. 2 CNTY. 22 WD 12 DES. BASIN MD

APPLICANT

Lot: 19 Block: Filing: Subdiv: MEADOWDALE RANCHES

APPROVED WELL LOCATION
FREMONT COUNTY

NW 1/4 NW 1/4 Section 19
Twp 18 N RANGE 71 W 6th P.M.

DISTANCES FROM SECTION LINES

1200 Ft. from North Section Line
400 Ft. from West Section Line

GORDON GLAB
608 GREYDENE
CANON CITY CO 81212-

(719)275-3751

PERMIT TO CONSTRUCT A WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A) as the only well on a tract of land of 35 acres described as Parcel 19, Meadowdale Ranch division of land, Fremont County.
- 4) The use of ground water from this well is limited to fire protection, ordinary household purposes inside 3 single family dwellings, the irrigation of not more than one (1) acre of home gardens and lawns, and the watering of domestic animals.
- 5) The maximum pumping rate shall not exceed 15 GPM.
- 6) The return flow from the use of the well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 7) This well shall be constructed not more than 200 feet from the location specified on this permit.
- 8) Cross referenced to expired permit no. 170927.

APPROVED
KVH

State Engineer

Hal D. Simpson

Kiel Vander Horst

By

Receipt No. 0385045

DATE ISSUED JUL 07 1995

EXPIRATION DATE JUL 07 1997

RECEIVED

76-D

MAY 08 '95

WATER RESOURCES
STATE ENGINEER
COLORADO

PERMIT APPLICATION FORM

Application must be complete where applicable. Type or print in **BLACK INK**. No overstrikes or erasures unless initialed.

- () A PERMIT TO USE GROUND WATER
- (X) A PERMIT TO CONSTRUCT A WELL
- FOR: (X) A PERMIT TO INSTALL A PUMP

() REPLACEMENT FOR NO. _____
 () OTHER _____
 WATER COURT CASE NO. _____

(1) APPLICANT - mailing address

NAME Gordon Glab
 STREET 608 Greydene
 CITY Canon City, Co 81212
(State) (Zip)
 TELEPHONE NO. 719-275-3751

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN

Receipt No. 885045 / 2
 Basin _____ Dist. _____

CONDITIONS OF APPROVAL

This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

185

Previous permit No. 170927

(2) LOCATION OF PROPOSED WELL

County Fremont
NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 19
 Twp. 18 N, Rng. 71 W, 6 P.M.
(N,S) (E,W)

(3) WATER USE AND WELL DATA

Proposed maximum pumping rate (gpm) 15
 Average annual amount of ground water to be appropriated (acre-feet): 3
 Number of acres to be irrigated: 1
 Proposed total depth (feet): 200
 Aquifer ground water is to be obtained from:
N/A
 Owner's well designation _____

GROUND WATER TO BE USED FOR:

- () HOUSEHOLD USE ONLY - no irrigation (0)
- (X) DOMESTIC (1) () INDUSTRIAL (5)
- (X) LIVESTOCK (2) () IRRIGATION (6)
- () COMMERCIAL (4) () MUNICIPAL (8)
- () OTHER (9) _____

DETAIL THE USE ON BACK IN (11)

(4) DRILLER

Name Alpine Drilling Service
 Street POB 86
 City Canon City, Co 81215
(State) (Zip)
 Telephone No. 719 275-7084 Lic. No. 1210

CHECKS TP4385045 050395 60.
 APPLICATION APPROVED
 DIVISION OF WATER RESOURCES

PERMIT NUMBER _____

DATE ISSUED _____

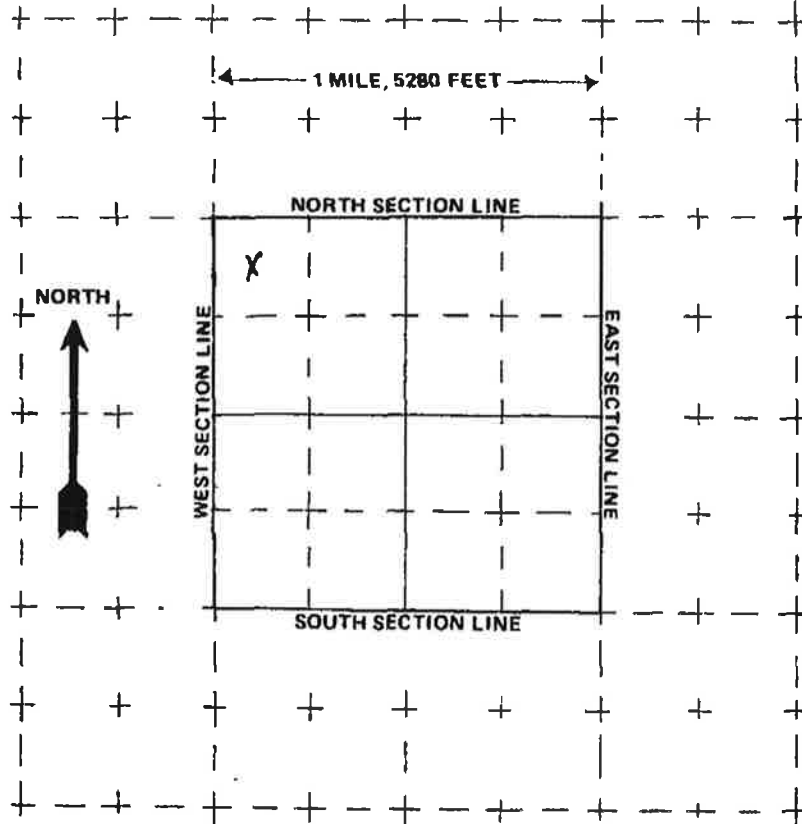
EXPIRATION DATE _____

(STATE ENGINEER)

BY _____

IN 2 COUNTY 22-12

(5) THE LOCATION OF THE PROPOSED WELL and the area on which the water will be used must be indicated on the diagram below. Use the CENTER SECTION (1 section, 640 acres) for the well location.



The scale of the diagram is 2 inches = 1 mile
Each small square represents 40 acres.

WATER EQUIVALENTS TABLE (Rounded Figures)

An acre-foot covers 1 acre of land 1 foot deep
1 cubic foot per second (cfs) . . . 449 gallons per minute (gpm)
A family of 5 will require approximately 1 acre-foot of water per year.
1 acre-foot . . . 43,560 cubic feet . . . 325,900 gallons.
1,000 gpm pumped continuously for one day produces 4.42 acre-feet.

(6) THE WELL MUST BE LOCATED BELOW by distances from section lines.

1,200 ft. from North sec. line
(north or south)

400 ft. from west sec. line
(east or west)

LOT 19 BLOCK _____ FILING # _____

SUBDIVISION Meadowdale Ra.

(7) TRACT ON WHICH WELL WILL BE LOCATED Owner: Gordon Glab

No. of acres 35 . Will this be the only well on this tract? YES

(8) PROPOSED CASING PROGRAM

Plain Casing

6 5/8 in. from 51 ft. to 19 ft.

4 in. from 6 ft. to 140 ft.

Perforated casing

4 in. from 140 ft. to 200 ft.

_____ in. from _____ ft. to _____ ft.

(9) FOR REPLACEMENT WELLS give distance and direction from old well and plans for plugging it:

N/A

(10) LAND ON WHICH GROUND WATER WILL BE USED:

Owner(s): Gordon Glab No. of acres: 35

Legal description: NW NW sec 19 T18N R71W 6pm

(11) DETAILED DESCRIPTION of the use of ground water: Household use and domestic wells must indicate type of disposal system to be used.

Domestic + Livestock
For 3 single family dwellings
septic tank + leach field

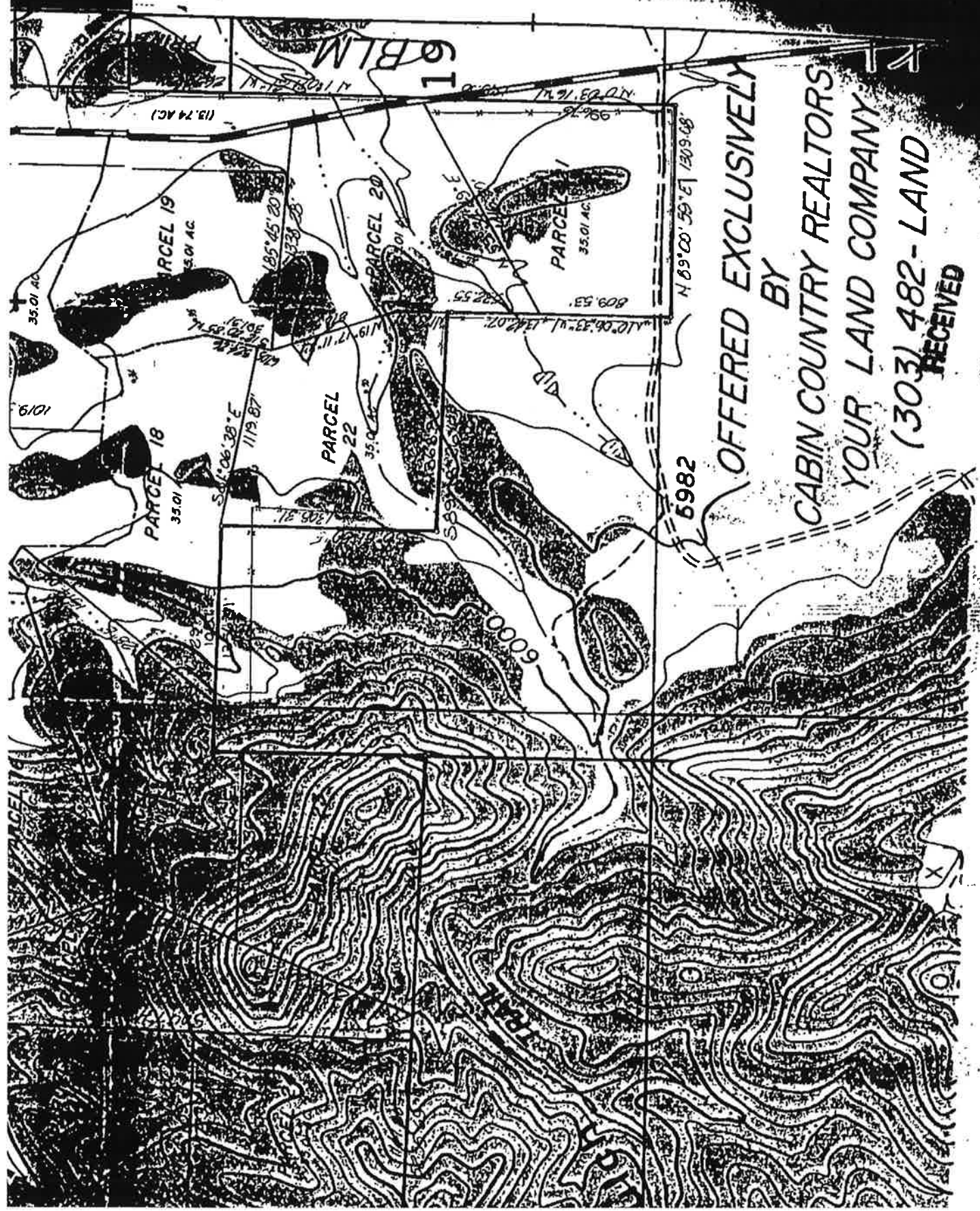
(12) OTHER WATER RIGHTS used on this land, including wells. Give Registration and Water Court Case Numbers.

Type or right	Used for (purpose)	Description of land on which used

(13) THE APPLICANT(S) STATE(S) THAT THE INFORMATION SET FORTH HEREON IS TRUE TO THE BEST OF HIS KNOWLEDGE.

Gordon Glab
SIGNATURE OF APPLICANT(S)

Best Copy Available



OFFERED EXCLUSIVELY
 BY
 CABIN COUNTRY REALTORS
 YOUR LAND COMPANY
 (303) 482-LAND
 RECEIVED

MAY 08 '35

WATER RESOURCES
 DIVISION



Order No.: 330-F12056-23

FNTC

Doc Fee: \$51.50

GENERAL WARRANTY DEED**THIS DEED**, Made this 24th day of October, 2023, between**Eric John Schrage** and **Anny Marie Schrage**,

grantor, and

Felicia French

whose legal address is CO,

grantees:

WITNESS, That the grantor, for and in consideration of the sum of **Five Hundred Fifteen Thousand And No/100 Dollars (\$515,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Fremont, State of COLORADO, described as follows:

That portion of Tract 49, Township 18 South, Range 72 West of the 6th P.M., according to the U.S.

Bureau of Land

Management, Independent Resurvey of Township 18 South, Range 72 West of the 6th P.M., dated

November 26,

1984, being a portion of Section 24, Township 18 South, Range 72 West of the 6th P.M., as originally

approved by

the office of the U.S. Surveyor General July 17, 1882, and that portion of Section 19, Township 18

South, Range 71

West of the 6th P.M., County of Fremont, State of Colorado, more particularly described as follows:

Considering the East line of the South Half of Tract 49, Township 18 South, Range 72 West of the 6th

P.M., said

line being, also, the East line of the Northeast Quarter of Section 24, Township 18 South, Range 72

West of the 6th

P.M., as originally approved by the office of the U.S. Surveyor General July 17, 1882, and

monumented by standard

brass U.S. Department of the Interior, Bureau of Land Management, Cadastral Survey monuments, to

bear South 01

degrees 23'56" East with all bearings contained herein relative thereto.

Beginning at Angle Point 4 of said Tract 49, said point being, also, the East Quarter corner of said original Section

24; thence along the East line of said Tract 49 the following two courses: North 01 degrees 23'56"

West 26'15.85

feet to the Northeast corner of said original Section 24, said point being, also, the Southeast corner of

Section 13, as

originally approved by the office of the U.S. Surveyor General July 17, 1882; thence North 01 degrees

24'10" West

1562.39 feet to the Southerly line of that certain parcel described in Book 836, Page 348, under

reception number

542599, records of said County; thence along the Southerly lines of said parcel the following three

courses: North 78

degrees 05'34" West 35.22 feet; thence South 32 degrees 34'11" West 389.93 feet; thence North 74

degrees 28'56"

West 516.53 feet; thence South 910.52 feet; thence East 1721.11 feet to the Westerly right of way line

of Fremont

County Road 3; thence along said Westerly right of way line the following four courses: South 13

degrees 04'37"

East 111.88 feet; thence South 12 degrees 28'11" East 162.10 feet; thence South 14 degrees 28'58"

West 264.47

feet; thence South 05 degrees 09'04" East 473.82 feet to the centerline of an existing road, said point

being the

TRUE POINT OF BEGINNING; thence along said centerline the following seven courses: North 79

degrees 07'02"

West 221.95 feet; thence North 67 degrees 51'05" West 780.08 feet; thence South 67 degrees 38' 43"

West 231.06

feet; thence South 33 degrees 15'41" West 225.20 feet; thence South 39 degrees 52'46" West 35.42.

feet to the

GENERAL WARRANTY DEED
(continued)

centerline of an existing road; thence along said centerline the following four courses: South 07 degrees 39'31" East 142.07 feet; thence South 21 degrees 49'53" East 205.16 feet; thence South 13 degrees 45'01" East 330.86 feet; thence South 12 degrees 20' 25" West 391.30 feet; thence South 85 degrees 45'20" East 1338.28 feet to the Westerly right of way line of Fremont County Road 3; thence along said Westerly right of way line the following five courses: North 12 degrees 41'56" West 176.74 feet; thence North 10 degrees 25'19" West 164.78 feet; thence North 04 degrees 16'57" West 104.85 feet; thence North 00 degrees 41'41" West 150.28 feet; thence North 05 degrees 09'04" West 514.06 feet more or less to the TRUE POINT OF BEGINNING.
(aka Parcel 19, Meadowdale Ranch)

County of Fremont
State of Colorado

also known by street and number as 24 Meadowdale Ln, Canon City, CO 81212-8203

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, 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 grantees, their heirs and assigns forever. And the grantor, for themselves, their heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the enrolling and delivery of these presents, they are well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

GRANTOR


Eric John Schragger

Anny Marie Schragger

STATE OF COLORADO

COUNTY OF Fremont

The foregoing instrument was acknowledged before me this 24th day of October, 2023, by Eric John Schragger and Anny Marie Schragger.

Notary Public 

My Commission Expires: _____
(SEAL)

