

MAR 24 2025

Planning & Zoning



FREMONT COUNTY

DEPARTMENT OF PLANNING AND ZONING

615 MACON AVENUE, ROOM 210, CAÑON CITY, COLORADO, 81212

Telephone 719-276-7360 / Facsimile 719-276-7374

Email: Planning@fremontco.com

SUBDIVISION EXEMPTION
\$250.00

PROPERTY INFORMATION: Provide information to identify property.

Property Address: 1638 County Road 46 Howard CO 81233

Tax ID/Parcel Number: 77004440 **Zone District:** R3

Total Acreage and/or Square Footage: 1.5 acres

PROPERTY OWNER(S) INFORMATION: Indicate the person(s) or organization(s) who own the property requesting an exemption. Attach additional sheets if there are multiple property owners.

Name(s): Jodell G. Wright

Mailing Address: P.O. Box 185 Howard CO 81233

Telephone: 719-942-3660

Email Address: jodellwright@hotmail.com

APPLICANT INFORMATION

Name: Mary Gale Wright

Mailing Address: 6362 So. Emporia Cir. Englewood CO 80111

Telephone: 303-345-4575

Email: mgalewright@hotmail.com

1. Please provide a brief description of the land use currently:

The 1.5 acre tract includes a house built in the 1970's plus a garage that
the current homeowner has lived in since 1990.

2. Please provide in detail with the reason(s) for requesting this exemption:

(Attach additional sheets if necessary. Mark as Exhibit 1)

A Boundary Line Adjustment application (BLA# 25-001 Coleman-Wright) was filed February 18, 2025 in order to resolve property line/fence issues between the landowners. On March 11 2025, the landowners were notified of several issues and deficiencies. Item 3 under Comments and Concerns pointed out that Tract 2 was an illegal lot. A Subdivision Waiver/Exemption is requested in order to proceed with finalizing the BLA application. (cont'd on Exhibit 1)

3. When was the first deed recorded: 01/03/1973 Reception # 397041

4. Attach the most current recorded deed. Marked as Exhibit 2.

5. Attach an aerial view of the property. Marked as Exhibit 3.

Signing this application is a declaration by the Applicant that all material information contained herein is true and correct. The applicant understands that any misrepresentation of facts in this application shall automatically withdraw all requested waivers.

If the application for a subdivision exemption is approved by the Board and all contingencies have been completed, approval documents shall be filed as a public land record with the County Clerk and Recorder.

Mary Gale Wright Mary Gale Wright 03/20/2025
Printed Name Applicant Signature Date

Jodell G. Wright Jodell G. Wright 03/20/2025
Printed Name Owner Signature Date

EXHIBIT 1 (Page1 of 14)

Due to the length of time from the original sale of the lot (1972) until now, we would like a subdivision waiver which would make the tract legal.

Records indicate an application to subdivide the tract of land located in SW1/4 SE1/4, Section 14, T48N R10E was never filed. O.E. and Opal Kinder purchased several tracts of land in 1945 including this tract they sold to Lawrence P. and Shirley Gillarde in 1972. The Gillarde's drilled a water well (permit# 69504) in December 1973 and then sold the tract to Ashton M. and Bobbie Sue Johnson in 1977. The house on the tract was built in 1977 according to the Fremont County Assessor. The tract/house was sold again in 1980 to Ronald J. and Marguerite D. Peterson. Ronald J. quitclaimed the property to Marguerite Peterson in 1984 which she later sold to Edward E. and Jodell G. Wright in 1990.

Attached are the deeds for each property sale along with the Fremont County Assessor Records for the property.

<u>Signed Date</u>	<u>Recorded Date</u>	<u>Reception #</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Legal</u>
01/10/1945	02/20/1945	234566	Kelso, James Vernon Kelso, J. Vernon Kelso, Lorraine	Kinder, O.E. Kinder, Opal	Section: 13 Township: 48 Range: 10 M&B Section: 14 Township: 48 Range: 10 M&B
11/01/1972	01/03/1973	397041	Kinder, O.E. Kinder, Opal	Gillarde, Lawrence P. Gillarde, Shirley	Section: 14 Township: 48 Range: 10 M&B
04/30/1977	05/23/1977	429269	Gillarde, Lawrence P. Gillarde, Shirley	Johnson, Ashton M. Johnson, Bobbie Sue	Section: 14 Township: 48 Range: 10 M&B
06/26/1980	06/19/1980	469044	Johnson, Ashton M.	Johnson, Bobbie Sue	Section: 14 Township: 48 Range: 10 M&B Situs Address 1688 County Road 46
08/20/1980	08/25/1980	470906	Johnson, Bobbie Sue	Peterson, Ronald J. Peterson, Marguerite D.	Section: 14 Township: 48 Range: 10 M&B Situs Address 1638 County Road 46
10/15/1984	10/17/1984	510645	Peterson, Ronald J.	Peterson, Marguerite D.	Section: 14 Township: 48 Range: 10 M&B Situs Address 1638 County Road 46
03/26/1990	04/12/1990	568864	Peterson, Marguerite D.	Wright, Jodell G. Wright, Edward E.	Section: 14 Township: 48 Range: 10E M&B SUB COMMENTS 1638 CTY RD46 HOWARD M&B SECTION 14
09/09/2021	09/09/2021	1006421	Wright, Jodell G.	Wright, Jodell G. Wright, Mary Gale	Section: 14 Township: 48 Range: 10E M&B Situs Address 1638 CRoad 46 HW
11/30/2021	11/30/2021	1009841	Wright, Jodell G. Wright, Mary Gale	Wright, Jodell G.	Section: 14 Township: 48 Range: 10E M&B Situs Address 1638 CRoad 46 HW

EXHIBIT 1 (Page 2 of 14)

Fremont County Assessor Property Information

Account: R025230

Location		Owner Information		Assessment History											
Parcel Number 77004440 Tax Area 39D - 39D Situs Address 1638 COUNTY ROAD 46 A TR OF LD IN SW4SE4 OF SEC 14-48-10 TR-335 DESC AS FOL BEG AT A PT WH THE S4 COR OF SD SEC 14 BEARS S63 38W A DIST OF 77.4 FT TH E PAR WITH THE S LN OF SD SEC 14 A DIST OF 371.25 FT TH N PAR WITH THE W LN OF THE SE4 OF SD SEC 14 A DIST OF 176.0 FT TH W 371.25 FT TH S 176.0 FT TO THE POB		Owner Name WRIGHT JODELL G Owner Address P O BOX 185 HOWARD CO 81233-0185		Actual Value (2024 - S624233- Residential applied) \$271,208 Assessed \$18,171 Tax Area: 39D Mill Levy 48.935000											
				<table border="1"> <thead> <tr> <th>Type</th> <th>Actual</th> <th>Assessed</th> <th>Acres</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>\$271,208</td> <td>\$18,171</td> <td>1.500</td> <td>1190.000</td> </tr> </tbody> </table>		Type	Actual	Assessed	Acres	Units	Residential	\$271,208	\$18,171	1.500	1190.000
Type	Actual	Assessed	Acres	Units											
Residential	\$271,208	\$18,171	1.500	1190.000											
Transfers															
Sale Date		Sale Price		Doc Description											
10/01/2004		\$0		Deeds											
02/01/1999		\$50,000		Deeds											
02/01/2000		\$0		Deeds											
		\$0		QUITCLAIM DEED											
		\$0		QUITCLAIM DEED											
		\$0		BENEFICIARY DEED											
Tax History			Images												
Tax Year		Taxes													
2024		\$689.20													
2023		\$901.48													

Account: R025230 Residential

[Attributes](#) [Areas](#) [Forms](#)

Property Code	Property Code Percent	100	Conversion Override	Override	Acres	SQF1
Property Code SINGLE FAMILY RESID	Property Code Percent 100					
Conversion Override	Override					
Description	Actual Year Built	Effective Year Built				
Architectural Style 1.5 STORY	1977	1977				
Roof Structure GABLE-HIP	Construction Quality AVERAGE	Building Type 1.5 STORY				
Bedrooms 4	Frame WOOD FRAME	Stories 1.5				
Heating Percent 100% Heated	Baths 2	Condition				
Depreciation 39	Heating Type SPACE HEAT	Air Conditioning				
Fireplaces 1STY F P 1	Percent Complete	Rooms 7				
Adjustment 1	Units 0	Furn Obs				
Under Construction Percentage	Adjustment 2	Adjustment 3				
Length	Excessive Depreciation	Width				
Perimeter	Fixtures	Height				
Size RECTANGLE	Econ Obs	Wind/Solar				
Foundation BLOCK						
Exterior Wall	Interior Wall					
Exterior Wall	Exterior Wall Percent	Interior Wall	Interior Wall Percent			
PRFAB PAUL	100	PLY WOOD	100			
Floor	Special Condition					
Floor	Floor Percent	Special Condition Code	Special Condition Percent			
CARPET	70					
VINYL R/T	30					
Roof Cover	Roof Cover		Roof Cover Percent			
ROLL COMP		100				

Exhibit 1
page 3 of 14

QUITCLAIM DEED

Doc Fee 0.00

THIS DEED is dated November 30th, 2021, and is made between Jodell G. Wright and Mary Gale Wright, as joint tenants (the "Grantor"), and Jodell G. Wright (the "Grantee"), having a mailing address of P.O. Box 185, Howard, CO 81233.

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$ 10.00) AND OTHER VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee's heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the County of Fremont and State of Colorado, described as follows:

A tract of land in the SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 14, Township 48 North, Range 10 East of the N.M.P.M. described as follows:

Beginning at a point whence the South $\frac{1}{4}$ corner of Section 14 bears South 63 degrees 38' West a distance of 77.4 feet;
Thence East parallel with the South line of said Section 14 a distance of 371.25 feet;
Thence North parallel with the West line of the SE $\frac{1}{4}$ of said Section 14 a distance of 176.0 feet;
Thence West 371.25 feet;
Thence South 176.0 feet to the point of beginning.
Fremont County, Colorado

Also known as property address: 1638 County Road 46, Howard, CO 81233
Parcel: 77004440

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and the Grantee's heirs and assigns, forever.

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

Jodell G. Wright
Jodell G. Wright

Mary Gale Wright
Mary Gale Wright

COLLEEN M. HEMMERT
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20204026534
My Commission Expires 7/31/2024

STATE OF COLORADO)
) ss.
County of CHAFFEE)

The foregoing instrument was acknowledged before me this 30th day of November 2021, by
Jodell G. Wright and Mary Gale Wright.

Witness my hand and official seal.
My commission expires: 7-31-24

Colleen Hemmert
Notary Public

Exhibit /
page 5 of 14

QUITCLAIM DEED

Doc Fee 0.00

THIS DEED is dated September 9th 2021, and is made between
Jodell G. Wright (the "Grantor"), and Jodell G. Wright and Mary Gale
Wright (the "Grantee"), having a mailing address of P.O. Box 185, Howard, CO
81233.

WITNESS, that the Grantor, for and in consideration of the sum of **TEN DOLLARS (\$ 10.00) AND OTHER VALUABLE CONSIDERATION**, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee's heirs, successors and assigns, forever, not in tenancy in common but in **joint tenancy**, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the County of **Fremont** and State of **Colorado**, described as follows:

A tract of land in the SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 14, Township 48 North, Range 10 East of the N.M.P.M. described as follows:

**Beginning at a point whence the South $\frac{1}{4}$ corner of Section 14 bears South 63 degrees 38' West a distance of 77.4 feet;
Thence East parallel with the South line of said Section 14 a distance of 371.25 feet;
Thence North parallel with the West line of the SE $\frac{1}{4}$ of said Section 14 a distance of 176.0 feet;
Thence West 371.25 feet;
Thence South 176.0 feet to the point of beginning.
Fremont County, Colorado**

Also known as property address: **1638 County Road 46, Howard, CO 81233**
Parcel: 77004440

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and the Grantee's heirs and assigns, forever.

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



Jodell G. Wright

Exhibit 1
page 6 of 14

COLLEEN M. HEMMERT
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20204026534
My Commission Expires 7/31/2024

STATE OF Colorado)
County of Crowtee) ss.
)

The foregoing instrument was acknowledged before me this 9th day of September 2021, by
Jedell G. Wright.

Witness my hand and official seal.
My commission expires: 7-31-24

Colleen Hemmert
Notary Public

500
432

Exhibit 1
page 7 of 14

Warranty Deed

Know all Men by these Presents, That MARGUERITE D. PETERSON

of the County of MINNESOTA and State of MINNESOTA, for the consideration of One Dollar and other good and valuable considerations, in hand paid, hereby sell and convey to EDWARD E. WRIGHT AND JODELL G. WRIGHT

in Joint Tenancy, of the County of FREMONT and State of COLORADO whose mailing address is 1638 Cty Rd 46 Howard Colorado 81233 the following Real Property situate in the County of FREMONT and State of Colorado, (Assessor's Schedule Number 770-04-440) to-wit:

A tract of land in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 14, Township 48 North, Range 10 East of the N.M.P.M. described as follows:

Beginning at a point whence the South $\frac{1}{4}$ corner of Section 14 bears South 63 degrees 38' West a distance of 77.4 feet;
Thence East parallel with the South line of said Section 14 a distance of 371.25 feet;
Thence North parallel with the West line of the SE $\frac{1}{4}$ of said Section 14 a distance of 176.0 feet;
Thence West 371.25 feet;
Thence South 176.0 feet to the point of beginning.

STATE DOCUMENTARY FEE
Date APR 12 1990
Amount \$ 506

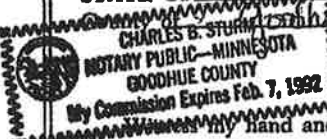
PROPERTY ADDRESS: 1638 Cty Rd 46, Howard, Colorado 81233

with all its appurtenances and warrant(s) the title to the same, subject to conditions, covenants, easements, restrictions, reservations of record, if any, and general taxes and assessments for the year 1990 and all subsequent years and As a part of the consideration for this conveyance the Grantees herein expressly assume and agree to pay the balance owing on that certain promissory note dated 12/3/1982, in the original principal sum of \$42,500.00, secured by and fully described in the Deed of Trust of even date therewith recorded as Document No. 492096 in Book 683 Page 886 of the deed of trust records of Fremont County, State of Colorado, and hereby expressly assume the obligation of Ronald J. Peterson and Marguerite D. Peterson under the terms of the instruments creating said loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned, this agreement being evidenced by their acceptance of this deed.

Signed and delivered this 21st day of March, 1990

X Marguerite D. Peterson
Marguerite D. Peterson

STATE OF Minnesota



ss. The foregoing instrument was acknowledged before me on this 21st day of March, 1990 by Marguerite D. Peterson

My commission expires 2/7/92
Address X 363 E. 12th St
Zumbardo, Minn. 55912

X Charles B. Sturim
NOTARY PUBLIC

STATE OF _____ } ss. The foregoing instrument was acknowledged before me

County of _____ } this _____ day of _____, 19____
by _____ as _____ President
and _____ as _____ Secretary of
_____ a corporation.

Witness my hand and official seal.
My commission expires _____
Address _____

NOTARY PUBLIC

B710 PS43

Exhibit 1
page 3 of 14

WITNESSETH, Made this 15th day of October in the year of our
Lord one thousand nine hundred and eighty-four between RONALD J. PETERSON

whose street address is Star Route 263, City or Town of Howard
County of Fremont and State of Colorado, of the first part, and
MARGUERITE D. PETERSON

whose street address is Star Route 263, City or Town of Howard
County of Fremont and State of Colorado, of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of
Ten (\$10.00) and other good and valuable consideration - - - DOLLARS,
to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby
confessed and acknowledged, has remised, released, sold, conveyed and **Quit-Claimed**, and by these presents does
remise, release, sell, convey and **Quit-Claim** unto the said party of the second part, her heirs and assigns,
forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following
described real property situate, lying and
being in the County of Fremont and State of Colorado, to-wit:

A tract of land in the Southwest quarter of the
Southeast quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 14, Town-
ship 48 North Range 10 East of the New Mexico
Meridian, which is bounded and described as
follows:

Beginning at a point whence the South quarter
(S $\frac{1}{4}$) corner of Section 14 bears South 63° 38'
West a distance of 77.4 feet; thence East parallel
with the South line of Said Section 14 a distance
of 371.25 feet; thence North parallel with the
West line of the SE $\frac{1}{4}$ of said Section 14 a distance
of 176.0 feet; thence West 371.25 feet; thence
South 176.0 feet to the point of beginning.

Commonly known and numbered as 1638 County Road
46, Howard, Colorado.

STATE DOCUMENTARY FEE
Date OCT 17 1984
Amount \$ - 0 -

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 party of
the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part,

2.00

B 655 P534 Recorded at 11:00 o'clock A.M. **AUG 25 1980**

RECORDER'S STAMP

THIS DEED, Made this 20th day of August 19, 80, between

BOBBIE SUE JOHNSON, a single person

Exhibit 1
page 9 of 14

County of Fremont and State of Colorado, of the first part, and

RONALD J. PETERSON and MARGUERITE D. PETERSON

whose legal address is Box 52, Howard, CO 81233

of the County of Fremont 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 other good and valuable considerations & Ten & 00/100 - - - - - DOLLARS,

to the said part Y of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said parties of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the following described lot or parcel of land, situate, lying and being in the County of Fremont and State of Colorado, to wit:

A tract of land in the SW-1/4 SE-1/4 Section 14, Township 48 North, Range 10 East of the N.M.P.M. described as follows:

Beginning at a point whence the South 1/4 corner of Section 14 bears South 63° 38' West a distance of 77.4 feet; thence East parallel with the South line of said Section 14 a distance of 371.25 feet; thence North parallel with the West line of the SE-1/4 of said Section 14 a distance of 176.0 feet; thence West 371.25 feet; thence South 176.0 feet to the point of beginning.

also known as street and number 1638 County Road 46, Howard, CO

STATE DOCUMENTARY FEE
Date AUG 25 1980
Amount \$ 7.50

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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 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, their heirs and assigns forever. And the said part Y of the first part, for her self, her heirs, executors, and administrators do covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the ensembling and delivery of these presents she is well seized of the premises above conveyed, as of 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 aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessment and encumbrances of whatever kind or nature soever. Subject to First Deed of Trust in favor of Salida Building and Loan Association, Recorded in Book 607 at Page 159 of the Fremont County Records, existing rights-of-way and easements. Taxes for the year 1980 and subsequent years; and patent reservations.

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, 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 FOREVER DEFEND.

IN WITNESS WHEREOF the said part Y of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Bobbie Sue Johnson (SEAL)
Bobbie Sue Johnson, a single person

____ (SEAL)
____ (SEAL)

STATE OF COLORADO

County of Chaffee

The foregoing instrument was acknowledged before me this 20th day of August 19 80 by Bobbie Sue Johnson, a single person.

My commission expires June 22, 19 82. Witness my hand and official seal.

Kathleen M. [Signature]
Notary Public.

Exhibit 1
page 10 of 14

Recorded at 8:00 o'clock P.M. JUN 19 1980 B 652 P972
Option No. 469044 NORMA HATFIELD Recorder.
Fremont County Clerk and Recorder

2.00

THIS DEED, Made this 26th day of March, 1980,

between ASHTON MONTGOMERY JOHNSON

of the County of Chaffee and state of Colorado, of the first part, and

BOBBIE SUE JOHNSON

of the County of Fremont and state of Colorado, of the second part, whose address is Star Rt. Box 263, Howard, CO 81233

WITNESSETH, That the said party of the first part, for and in consideration of the sum of other good and valuable considerations and Ten (10) & 00/100 - - - - - DOLLARS; to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by these presents does remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, her heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot or parcel of land situate, lying and being in the County of Fremont and State of Colorado, to wit:

A tract of land in the Southwest Quarter Southeast Quarter (SW-1/4 SE-1/4) of Section 14, Township 48 North, Range 10 East of the N.M.P.M., described as follows:

Beginning at a point whence the South Quarter (S-1/4) Corner of Section 14 bears South 63°38' West a distance of 77.4 feet; thence East parallel with the South line of said Section 14 a distance of 371.25 feet; thence North parallel with the West line of the Southeast Quarter (SE-1/4) of said Section 14 a distance of 176.0 feet; thence West 371.25 feet; thence South 176.0 feet to the point of beginning.

Property Address: 1688 County Road 46, Howard, Fremont County, CO

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 party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, her heirs and assigns forever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Ashton Montgomery Johnson [SEAL]
Ashton Montgomery Johnson

Signed, Sealed and Delivered in the Presence of

..... [SEAL]
..... [SEAL]
..... [SEAL]

STATE OF COLORADO, }
County of Chaffee } ss.

STATE DOCUMENTARY FEE
Date JUN 19 1980
Amount \$ 2.00

Exhibit 1 page 11 of 14

2.00

Made this 30th day of April in the year of our Lord one thousand nine hundred and seventy seven between Lawrence P. Gillarde and Shirley Gillarde, husband and wife whose street address is P.O. Box 517, City or Town of Salinas, and of the County of Monterey, California and State of California, of the first part, and Ashton M. Johnson and Bobbie Sue Johnson whose street address is 7475 U.S. Highway 50, City or Town of Salida, and of the County of Chaffee 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 EIGHT THOUSAND and no/100-----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 granted, bargained, sold and 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 FREMONT and State of Colorado, to-wit:

A tract of land in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 14, Township Forty-eight (48) North, Range Ten (10) East of the New Mexico Principal Meridian, which is bounded and described as follows: Beginning at a point whence the South quarter corner of Section 14 bears South 63°38' West a distance of 77.4 feet; thence East parallel with the South line of said Section 14 a distance of 371.25 feet; thence North parallel with the West line of the SE 1/4 of said Section 14 a distance of 176.0 feet; thence West 371.25 feet; thence South 176.0 feet to the point of beginning, containing 1.5 acres, more or less.

Together with all water and water rights, ditches and ditch rights, and minerals and mineral rights that the Grantors have right and title to, if any.

STATE DOCUMENTARY FEE Date May 23 1977 Amount \$.90

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 said parties 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, the survivor of them, their assigns and the heirs and assigns of such survivor forever. And the said parties of the first part, for themselves, their 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 encasing and delivery of these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefensible estate of inheritance, in law, in fee simple, and have 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 kind or nature soever, except the real property taxes for 1977, payable in 1978, which the Grantees assume and agree to pay. and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of Lawrence P. Gillarde (SEAL) Lawrence P. Gillarde, husband (SEAL) Shirley Gillarde, wife (SEAL)

STATE OF CALIFORNIA, COUNTY OF MONTEREY. The foregoing instrument was acknowledged before me this 25th day of April, 1977, by Lawrence P. Gillarde and Shirley Gillarde, husband and wife

OFFICIAL SEAL Witness my hand and official seal. RUTH L. TABACCHI My commission expires 2-10-81

Reception No. 397041 773 Norma Hatfield RECORDER

This Deed, Book 549 Page Patricia McFarland Deputy
Made this 1st day of November in the year of our Lord

Exhibit 1
page 12 of 14

and seventy-two between
O. E. KINDER and OPAL KINDER

of the County of Fremont and State of Colorado, of the first part, and
LAWRENCE P. GILLARDE and SHIRLEY GILLARDE
of the County of Monterey California
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 - - - ~~XXXXXX~~
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 granted, bargained, sold and 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 lot or parcel of land, situate, lying and being in the County of Fremont and State
of Colorado, to-wit:

A tract of land in the Southwest Quarter of the Southeast
Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Fourteen (14), Township Forty-
eight (48) North, Range Ten (10) East of the New Mexico
Meridian, which is bounded and described as follows: Be-
ginning at a point whence the South quarter corner of Sec-
tion 14 bears South 63°38' West a distance of 77.4 feet;
thence East parallel with the South line of said Section
14 a distance of 371.25 feet; thence North parallel with
the West line of the SE $\frac{1}{4}$ of said Section 14 a distance of
176.0 feet; thence West 371.25 feet; thence South 176.0
feet to the point of beginning, containing 1.5 acres,
more or less.

STATE DOCUMENTARY FILE
Date 1-3-73
Amount \$.30

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise apper-
taining, 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 said parties 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, the survivor of them, their assigns and the heirs and assigns of such survivor forever.
And the said parties of the first part, for them selves, / their 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 ensembling and delivery of these presents, they are
well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance,
in law, in fee simple, and have 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 kind or nature soever,

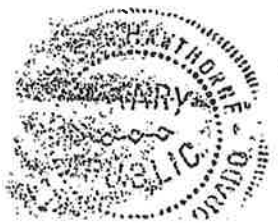
and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the
survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons
lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will
WARRANT AND FOREVER DEFEND.

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
O.E. Kinder
Opal Kinder

STATE OF COLORADO,
County of Fremont } ss.
The foregoing instrument was
acknowledged before me this 1st day of November, 1972,
*by O. E. Kinder and Opal Kinder.

Witness my hand and official seal. February 26, 1973.
My commission expires
Notary Public



No. 234566

STATE OF COLORADO:

ss.

Exhibit 1
page 13 of 14

COUNTY OF FREMONT:

FARM WARRANTY DEED

Filed for record at
3:20 P. M., Feb. 20, 1945.

Katherine Komfala, Recorder.

Evaide E. Davies, Deputy,

Fees \$1.90

THIS DEED, Made this 10th day of January in the year of our Lord one thousand nine hundred and forty five, between JAMES VERNON KELSO, sometimes called J. VERNON KELSO and LORRAINE KELSO, of the

County of Fremont and State of Colorado, of the first part, and O. E. KINDER and OPAL KINDER AS JOINT TENANTS of the County of Fremont 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 One (\$1.00) Dollar and other good and valuable consideration 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 granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said parties of the second part, their heirs and assigns forever, all the following described lots or parcels of land, situate, lying and being in the County of Fremont and State of Colorado, to wit:

The Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 13; the South east Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 14; the West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 14; and the East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 14; EXCEPTING, HOWEVER, that portion of a Two (2) acre, more or less, tract of land lying Easterly of fence now existing, and which two acre, more or less, tract, is bounded and described as follows:

Commencing at a point on the Half Section line of Section 14, Township 48 North, Range 10 East of the New Mexico Meridian, 1170 feet Westerly from the center of said Section 14; running thence Southerly 770 feet; thence Westerly 150 feet to the Quarter section line; thence Northerly with said quarter section line 770 feet, more or less, to the half section line; thence Easterly with said half section line 150 feet, more or less, to the place of beginning.

All above described land in Township 48 North, Range 10 East of the New Mexico Meridian, in Fremont County, Colorado, in area aggregating 238 acres, more or less.

TOGETHER WITH:

An undivided one half interest in and to The Waggoner Ditch, which ditch is entitled to Arkansas River Priority No. 227, which is also Stout Creek Priority No. 10.

An undivided one half interest in and to The Jackson Ditch, which ditch is entitled to Arkansas River Priority No. 190, which is also Cherry Creek Priority No. 1.

All right, title and interest in and to the Baker Ditch, which ditch is entitled to Arkansas River Priorities NO's. 254 and 358, which are also Stout Creek Priorities NO's. 12 and 17.

All right, title and interest in and to the Veal Ditch No. 2, which ditch is entitled to Arkansas River Priority No. 361, which is also Stout Creek Priority No. 18.

In compliance with Chapter 40, Section 4, Volumes 2, of the 1935 Colorado Statutes Annotated, as amended in the year 1939, it is hereby expressly declared by all the parties hereto that the above described premises, TOGETHER With all water rights herein conveyed, and the title thereto, shall pass by this conveyance to the grantees therein named, not in tenancy in common, but in joint tenancy, with all rights of

simple, and have 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 kind or nature soever, excepting all existing reservations and rights of way for roads, railroads and ditches, or any of them, which include any part of the premises above described EXCEPT, General Taxes for the year 1944, due in the year 1945, all of which the above named grantors agree to pay, and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year above written.

Signed, Sealed and Delivered in Presence of .

James Vernon Kelso (Seal)
Lorraine Kelso (Seal)

STATE OF IOWA)

Polk County) ss.

I, Jeanne Crasswaite a Notary Public/ⁱⁿ and for said County, in the State aforesaid, do hereby certify that JAMES VERNON KELSO, sometimes called J. VERNON KELSO and LORRAINE KELSO who are personally known to me to be the persons whose names are subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that their signed, sealed and delivered the said instrument of writing as their free and voluntary act, for the uses and purposes therein set forth.

Notarial Seal

My commission expires July 5, A. D. 1945.
Given under my and Notarial seal this 10th
day of January, A. D. 1945.

Jeanne Crasswaite
Notary Public

I.R.S. \$9.35

QUITCLAIM DEED

Doc Fee 0.00

THIS DEED is dated November 30th, 2021, and is made between Jodell G. Wright and Mary Gale Wright, as joint tenants (the "Grantor"), and Jodell G. Wright (the "Grantee"), having a mailing address of P.O. Box 185, Howard, CO 81233.

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$ 10.00) AND OTHER VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee's heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the County of Fremont and State of Colorado, described as follows:

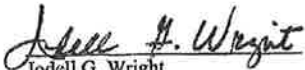
A tract of land in the SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 14, Township 48 North, Range 10 East of the N.M.P.M. described as follows:

Beginning at a point whence the South $\frac{1}{4}$ corner of Section 14 bears South 63 degrees 38' West a distance of 77.4 feet;
Thence East parallel with the South line of said Section 14 a distance of 371.25 feet;
Thence North parallel with the West line of the SE $\frac{1}{4}$ of said Section 14 a distance of 176.0 feet;
Thence West 371.25 feet;
Thence South 176.0 feet to the point of beginning.
Fremont County, Colorado

Also known as property address: 1638 County Road 46, Howard, CO 81233
Parcel: 77004440

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and the Grantee's heirs and assigns, forever.

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


Jodell G. Wright


Mary Gale Wright

Exhibit 2
page 2 of 2

COLLEEN M. HEMMERT
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20204026534
My Commission Expires 7/31/2024

STATE OF COLORADO)
) ss.
County of CHAFFEE)

The foregoing instrument was acknowledged before me this 30th day of November 2021, by
Jodell G. Wright and Mary Gate Wright.

Witness my hand and official seal.
My commission expires: 7-31-24

Colleen Hemmert
Notary Public

EXHIBIT 3
Page 1 of 2

Aerial View of Tract 2, 1638 County Road 46, Howard CO 81233

