



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

Fremont County

APR 30 2025

Planning & Zoning

Accessory Dwelling Unit

\$200.00

PROPERTY INFORMATION: Provide information to identify property.

Property Address:

415 Pierce Gulch Road, Cotopaxi, Colorado 81223

Tax ID/Parcel Numbers:

Lot 31 Unit 1 Tract B Iron Mtn Wilderness

Zone District:

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

Name(s) (Individual or Organization):

Richard + Pamela Hall

Mailing Address:

415 Pierce Gulch Road, Cotopaxi, Colorado 81223

Telephone:

(214) 315-6402

Email Address:

rickhall1001@aol.com



Fremont County Planning & Zoning Department
 Accessory Dwelling Unit Application

1. Fire Protection District / Source: Deer Mountain Fire Protection District
2. Primary Dwelling Square Footage: 2164 sq ft
875.8
3. Accessory Dwelling Square Footage: ~~1600~~ sq ft
4. List Utility Provider information:

<u>WATER</u>	n/a	well
<u>SANITATION</u>	n/a	septic system
<u>ELECTRICAL</u>	n/a	solar
<u>TELEPHONE</u>	AT+T	
<u>REFUSE</u>	P Bar O	719 783-0202
<u>IRRIGATION WATER</u>	n/a	
<u>NATURAL GAS / PROPANE</u>	Mile High Propane - Canon City 719-269-1000	
<u>CABLE TELEVISION</u>	n/a	

5. REQUIRED ATTACHMENTS

<input checked="" type="checkbox"/> EXHIBIT 5.1	Copy of the most recent recorded deed.
<input checked="" type="checkbox"/> EXHIBIT 5.2	Signed Declaration of Covenant & Restriction stating ADU restrictions.
<input checked="" type="checkbox"/> EXHIBIT 5.3	Written proof from the appropriate entity or service provider that water and sewer/septic services are adequate for all uses on the parcel.
<input checked="" type="checkbox"/> EXHIBIT 5.4	Floor plan of ADU
<input checked="" type="checkbox"/> EXHIBIT 5.5	Plot Plan Showing: <ol style="list-style-type: none"> 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

By signing this Application, the Applicant, or the agent / representative / consultant acting with due authorization on behalf of the Applicant, hereby certifies that all information contained in the application and any attachments to the Application, is true and correct to the best of the Applicant's knowledge and belief.

The Applicant understands that required private or public improvements imposed as a contingency of approval for the application may be required as a part of the approval process.

Fremont County hereby advises the Applicant that if any material information contained herein is determined to be misleading, inaccurate or false, the Board of County Commissioners may take any and all reasonable and appropriate steps to declare null and void, any actions of the Board regarding the Application.

Signing this Application is a declaration by the applicant that all plans, drawings and commitments submitted with or contained within this Application are or will be in conformance with the requirements of the Fremont County Zoning Resolution.

<u>Richard Hall</u>	<u>Richard Hall</u>	<u>5/28/2025</u>
Printed Name	Applicant Signature	Date
<u>Pamela Hall</u>	<u>Pamela Hall</u>	<u>5/28/2025</u>
<u>Richard Hall</u>	<u>Richard Hall</u>	<u>5/28/2025</u>
Printed Name	Owner 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 ARS 102579, and described as follows: 77018524

(INSERT LEGAL DESCRIPTION)

lot 31 Unit 1 Tract 13 Iron Mtn Wilderness

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 29 day of April, 2025.

Richard Hall Richard Hall Patricia Kay Hall
Owner

State of Colorado
County of Fremont

The foregoing instrument was acknowledged before me this April 29, 2025 (date)
by Richard Allan Hall (name of person acknowledged).

Rayna Gunter
Notary Public

Print Name: Rayna Gunter
My commission expires: June 08, 2028

RAYNA GUNTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164021768
MY COMMISSION EXPIRES JUNE 8, 2028

(Seal)

Owner

State of Colorado
County of Fremont

The foregoing instrument was acknowledged before me this April 29, 2025 (date)
by Patricia Kay Hall (name of person acknowledged).

Rayna Gunter
Notary Public

Print Name: Rayna Gunter
My commission expires: June 08, 2028

RAYNA GUNTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164021768
MY COMMISSION EXPIRES JUNE 8, 2028

(Seal)

RAYNA GUNTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164021768
MY COMMISSION EXPIRES JUNE 8, 2028

**Rick and Pamela Hall
415 Pierce Gulch Road
Cotopaxi, Colorado 81223**

May 28, 2025

Statement of Intended Use

Fremont County
Planning and Zoning

We are the owners of the property at 415 Pierce Gulch Road in Cotopaxi, Colorado. We have constructed a shop building and are near completion of an apartment in that building. We will live in the apartment while building a house nearby. When the house is complete later this year, we will move into the house. After we vacate the apartment it will be used solely for short term family visits (we have 15 grandchildren). It will be used only for such short-term visits. We anticipate that this will only total a few weeks per year. We will comply with all requirements appropriate for an Additional Dwelling Unit.

As it pertains to the installed and permitted Septic System (permit copy enclosed), our house will only have one bedroom as does the apartment (ADU). The septic system is sized for 3 bedroom occupancy – see permit.

Regarding the installed and permitted water well – because of the low short and long term intended usage of the ADU, we anticipate no difficulty. To safeguard against a problem, we have a 300 gallon storage tank in the apartment and will include the same in the house.

With regard to parking – there are two spaces at the ADU. The house will have a 3 car garage and additional parking for 4 vehicles directly east of the ADU.

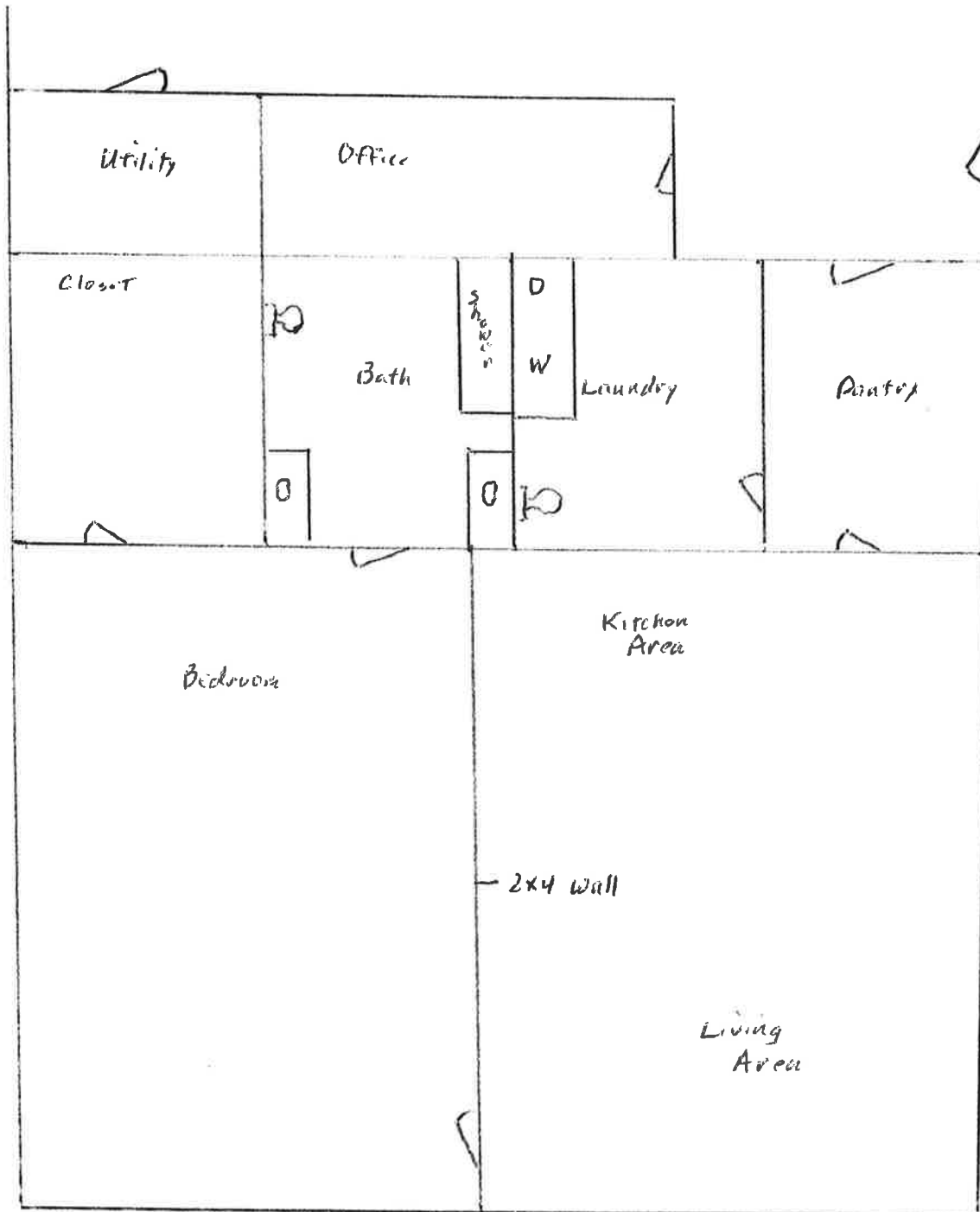
For further clarification – the apartment ADU is 875.8 square feet.

The ADU is 130 ft from the house and sits back of the house 60 feet from the front of the property.

Please let us know if further clarification is needed. Thank you for your assistance.

Rick and Pamela Hall

Guest Apartment in 30x60 Shop
Apt Size 875.8 sq ft



- 9' ceilings
- 2x8 ceiling throughout
- 2x6 perimeter w/ inside metal bldg wall
- R49 Ceiling insulation
- R20 wall insulation

415 Pierce Gulch Rd
Cotopaxi, Colorado 81223

Field Set

Reviewed for Code Compliance

By Martin Asseman 415 Pierce Gulch Road

Date 5-4-2021

Building location

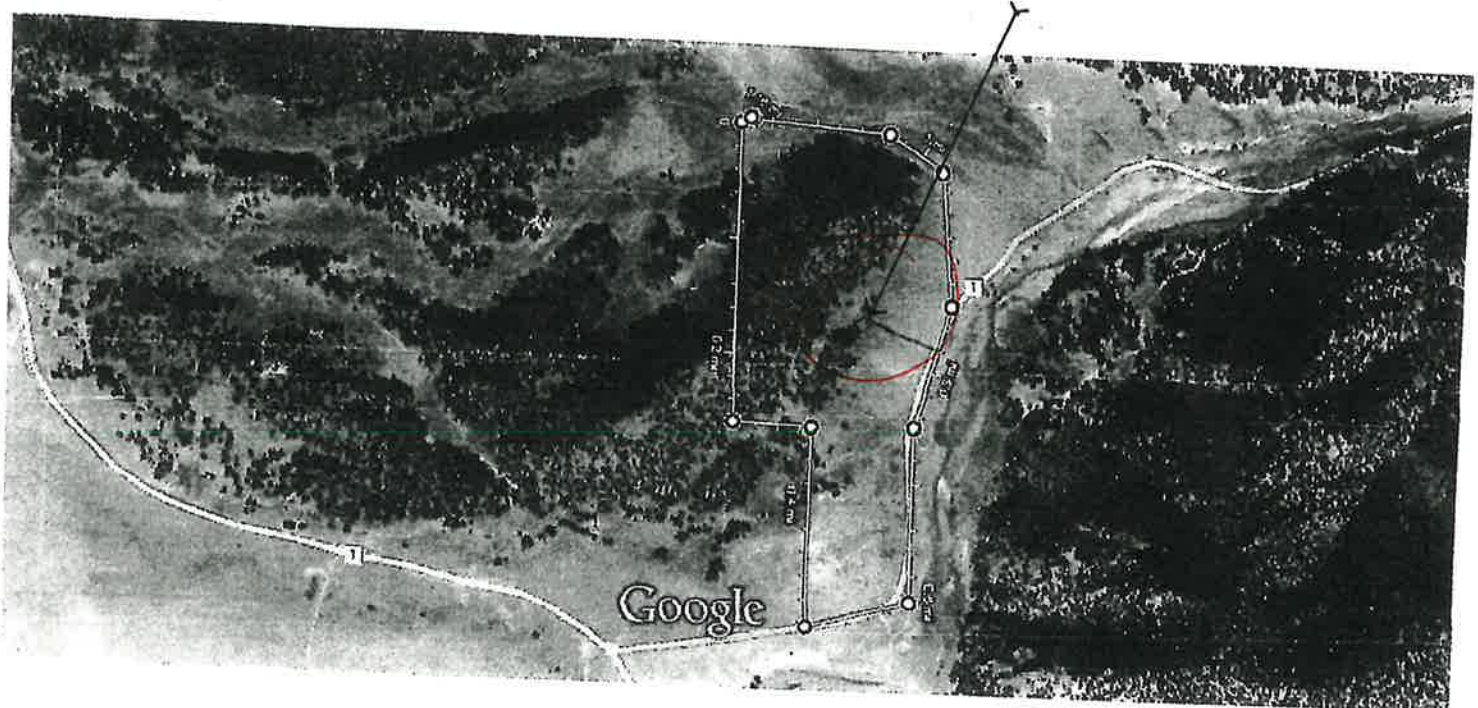
Rup Hall
214 315-6402

RECEIVED

APR 01 2021

FREMONT COUNTY ENGINEERS DEPT.

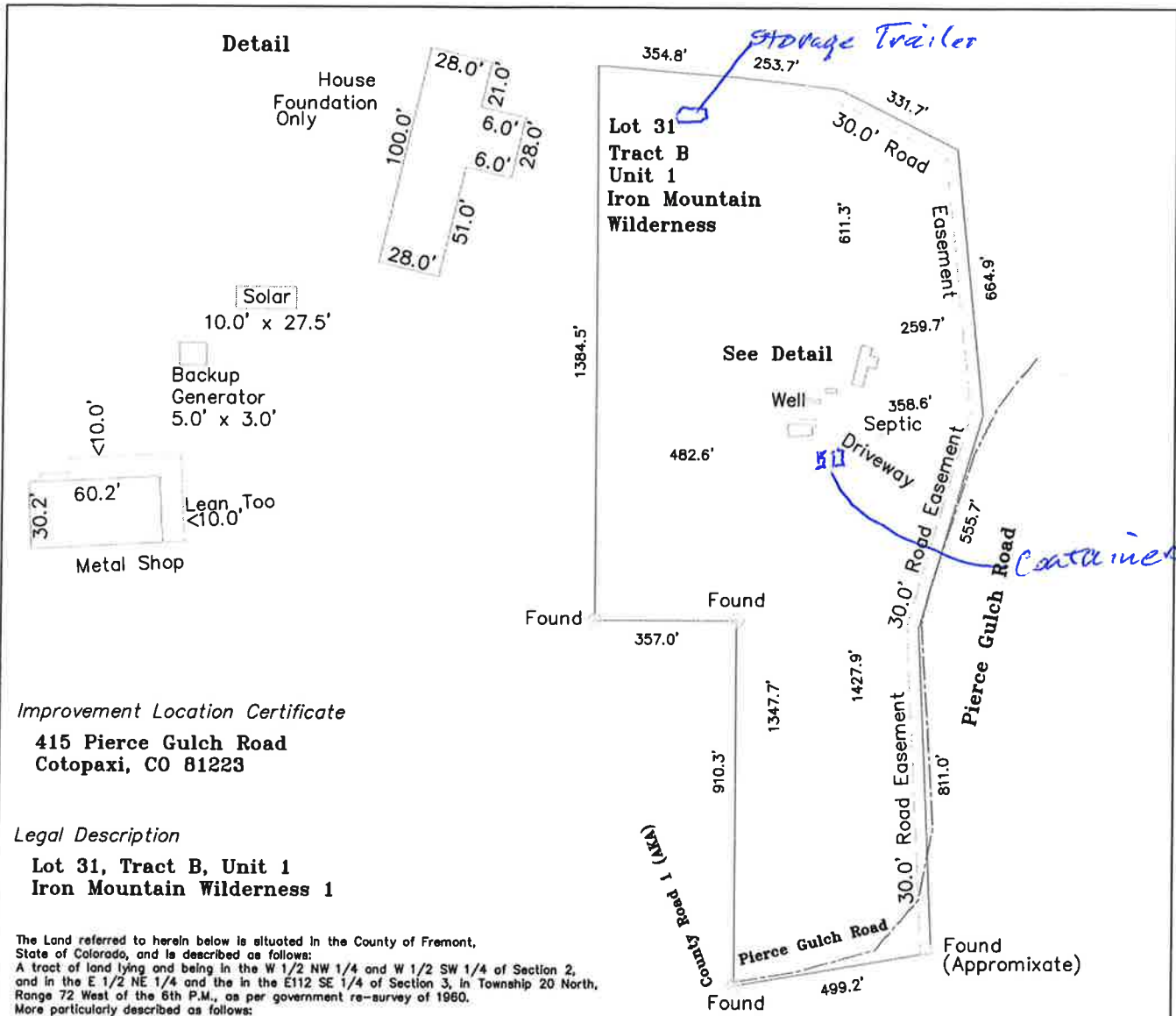
GOOGLE Google maps



Measure distance

Setbacks →

- 420' from east boundary
- approx 675' from west boundary
- approx 2000' from south end
- approx 1100' from north end



Improvement Location Certificate

415 Pierce Gulch Road
Cotopaxi, CO 81223

Legal Description

Lot 31, Tract B, Unit 1
Iron Mountain Wilderness 1

The Land referred to herein below is situated in the County of Fremont, State of Colorado, and is described as follows:
A tract of land lying and being in the W 1/2 NW 1/4 and W 1/2 SW 1/4 of Section 2, and in the E 1/2 NE 1/4 and the in the E112 SE 1/4 of Section 3, in Township 20 North, Range 72 West of the 6th P.M., as per government re-survey of 1980.
More particularly described as follows:
Beginning at the NE 1/4 corner of Section 3; thence S55°49'30"E 2711.44 feet to the point of beginning; thence S85°28'E 354.76 feet; thence S 83°27'E 253.65 feet; thence S63°11'E 331.69 feet; thence S05°47'E 664.95 feet; thence 216°21'W 555.70 feet; thence S02°37'E 811.00 feet; thence S80°26'W 499.20 feet; thence North 910.26 feet; thence West 357.00 feet; thence North 1384.44 feet to the true point of beginning
Fremont County, Colorado

I, George R. Hall, CPLS hereby certify that this Improvement location certificate was prepared for

Pamela Kay Hall
Central Colorado Title

that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines.

I further certify that the improvements on the above described parcel on this

2nd day of August in the year 2021, except utility connections are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



George R. Hall
C.P.L.S. 38118



Scale 1" = 600'

"Land Survey Plat" as defined in the Colorado Revised Statutes means a plat which shows the information developed by a monumented land survey, including any conflicting boundary evidence, which plat is suitable for recording pursuant to Section 38-51-102".

Richard & Pamela Hall
Client: 20-12244TO
Title Commitment No.: 2021240PierceGulch415_Cotopaxi
File name:
Ordered by: **Suzanne E. Crider**

Crown Point Land Services
719-275-5005 PHONE 391 Arrowhead Dr., Florissant, CO 80816



Date Applied: 9/06/2016
 Permit Fee: \$ 283.00
 Use Tax: \$ 34.68
 Colorado State Surcharge: \$ 23.00
 Total: \$ 340.68

Septic Permit #: S16-090
 Expiration Date: 9/19/2017
 Paid By: eGov's
 Receipt #: 2016-VBYKQS
Inspection Request Line (719) 276-7373

Building Permit # (if applicable): _____

FREMONT COUNTY ON-SITE WASTEWATER TREATMENT SYSTEM PERMIT

Owner: Pamela Hall Applicant: Kenny Houston
 Mailing Address: 208 Indigo Way Mailing Address: 6635 CR 28
 City, State, Zip Code: Waxahackie, TX City, State, Zip Code: Cotopaxi, CO. 81223
 Phone Number: 254-652-5125 Phone Number: 719-371-2577
 OWTS Contractor: Kenny Houston Contractor Phone: 942-3198 License #: 331
 Construction Address: 415 Pierce Gulch Road, Cotopaxi, CO. 81223

Gate/Combination Lock #: _____ Directions From Major Thoroughfare: (Include Legible Map & Directions)
 Legal Description: Sch# 77018524
 Type/Use of Structure: Single Family Residence
 Lot Size: 37 Acres Source, Type of Water: Well
 Maximum Potential # of Bedrooms: 3 Basement: No Washer: Yes Garbage Disposal: Yes
 Engineering Firm: Richard W. Owens Project Number: 1605230
 Type of System: OWTS - New System Absorption Tank Size: 1000 Gallons
 Absorption: 525 Square Feet Perc Rate: 15 Min./Inch LTAR: .60

NOTES: **Keep excavation shallow - Locate in designated area - Maintain all separations "Insure that system is not located in nearby Flood plain."**

Is Site Within 400 Feet of Sewer Main?: Yes No Or Within a Sewer District?: Yes No
 If YES, Is A Letter of Refusal To Connect Attached?: N/A
 Is Site In A Designated Flood Plain?: Yes No If YES, Engineer's Requirements Listed?: _____

I certify that the On-Site Waste Water Treatment System (OWTS) described in this permit will be installed in compliance with the attached percolation test report and the Fremont County and State of Colorado Regulations. I understand that I will be responsible for the operation, maintenance, and performance of the OWTS. In addition, I am aware that it is my responsibility to provide the contractor with a copy of the attached percolation test report. I am also aware that the issuance of this permit does not constitute assumption by the local health department or its employees of liability for failure of any OWTS. Request for inspection will be required after installation of all pipe and grave. (prior to installation of hay, straw or similar pervious material) unless otherwise specified by engineer. The system must be properly protected from off site drainage, vehicular traffic, and livestock. This system and its running order is the sole responsibility of the owner. After this system has been inspected and approved by the inspector it shall be assumed that this system is in proper working order. Approval of a Fremont County On-Site Waste Water Treatment Permit does not guarantee or assure that the proposed use is permitted within the zone district for the property, nor does it guarantee or assure that any proposed building complies with applicable land use and requirements for the zone district, such as setbacks, height restrictions, or other similar issues. You have the responsibility and obligation to verify and confirm that all proposed uses are allowed in the zone district and conform to the requirements of the zone district for the property.

Owner or Applicant's Signature: Signature on File Date Applied: 9/06/2016

FINAL OWTS INSPECTION:			
Tank Information:	Size: <u>1000</u> Gallons	Number of Compartments: <u>Two</u>	
Is Entrance and Exit Sealed:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is Tank Level? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Pipe Inlet-Outlet?:	<u>Sch 40</u> Distance From Building: _____ Feet	Distance From Well: <u>300+</u> feet	
Absorption Bed Information:			
Pipe & Rock: <input type="checkbox"/> Chamber: <input checked="" type="checkbox"/> Absorption Bed: <input type="checkbox"/> Absorption Trench: <input checked="" type="checkbox"/>	Type of System Installed: <u>Chambers in Trenches</u>	Width: <u>25'</u>	Length: <u>62'</u>
Number Of Trenches: <u>3</u>	Total Square Feet: <u>540</u>	Gravel Depth: _____ Inches	
Is Pipe Level?: <input type="checkbox"/> Yes <input type="checkbox"/> No	If Bed, Is Pipe Been Connected?: <input type="checkbox"/> Yes <input type="checkbox"/> No	Distance From Well: <u>400+</u> feet	
Distance From Building: _____ feet	Is System Located In Recommended Area?: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

DEPARTMENT USE ONLY:

Installation Has Been: Approved Disapproved

NOTES: 45 Chambers in 3 Trenches

Approved By: W. Sander Date Approved: 11-3-2016
 Prepared By: Danielle Adams Date Prepared: 9/19/2016

**OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES**

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

1358

WELL PERMIT NUMBER 299300 - -
DIV. 2 WD 12 DES. BASIN MD

APPLICANT

PAMELA HALL
9902 ASHMONT DR
FRISCO, TX 75035-5249

(719) 275-9525

Lot: 31 Block: 1 Filing: Subdiv: IRON MOUNTAIN WILDERNESS

APPROVED WELL LOCATION

FREMONT COUNTY
1/4 1/4 Section 2
Township 20 S Range 72 W Sixth P.M.

DISTANCES FROM SECTION LINES

Ft. from Section Line
Ft. from Section Line

UTM COORDINATES (Meters, Zone: 13, NAD83)

Easting: Northing:

PERMIT TO CONSTRUCT A WELL

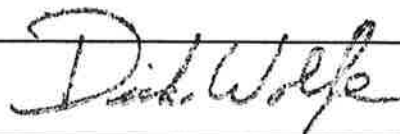
ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

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 this permit does not ensure 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 37.26 acres described as lot 31, Iron Mountain Wilderness division of land, located in Section 2 and Section 3, Township 20 South, Range 72 West of the Sixth P.M., Fremont County.
- 4) The use of ground water from this well is limited to fire protection, ordinary household purposes inside not more than three (3) single family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one (1) acre of home gardens and lawns.
- 5) The pumping rate of this well shall not exceed 15 GPM.
- 6) The return flow from the use of this 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) Pursuant to Rule 6.2.3 of the Water Well Construction Rules, the well construction contractor shall submit the as-built well location on work reports required by Rule 17.3 within 60 days of completion of the well. The measured location must be accurate to 200 feet of the actual location. The location information must include a GPS location (UTM coordinates) pursuant to the Division of Water Resources' guidelines.

NOTE: This permit will expire on the expiration date unless the well is constructed by that date. A Well Construction and Test Report (GWS-31) must be submitted to the Division of Water Resources to verify the well has been constructed. An extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: <http://www.water.state.co.us>

APPROVED
GAD



State Engineer



By

Receipt No. 3671968

DATE ISSUED 10-29-2015

EXPIRATION DATE 10-29-2017

Form No. GWS-31 02/2017	WELL CONSTRUCTION AND YIELD ESTIMATE REPORT State of Colorado, Office of the State Engineer 1313 Sherman St., Room 821, Denver, CO 80203 303.866.3581 dwr.colorado.gov and dwrpermitsonline@state.co.us	For Office Use Only			
1. Well Permit Number: 299300 Receipt Number: 3671968					
2. Owner's Well Designation:					
3. Well Owner Name: PAMELA HALL					
4. Well Location Street Address:					
5. As Built GPS Well Location (required): <input type="checkbox"/> Zone 12 <input checked="" type="checkbox"/> Zone 13 Easting: 465122 Northing: 4243629					
6. Legal Well Location: _____ 1/4, _____ 1/4, Sec., 2 Twp. 20, <input type="checkbox"/> N or S <input checked="" type="checkbox"/> , Range 72, <input type="checkbox"/> E or W <input checked="" type="checkbox"/> , 6TH P.M. County: FREMONT Subdivision: IRON MOUNTAIN WILDERNESS, Lot 31, Block 1, Filing (Unit) _____					
7. Ground Surface Elevation: _____ feet Date Completed: 4/15/16 Drilling Method: AIR PERCUSSION					
8. Completed Aquifer Name : _____ Total Depth: 220 feet Depth Completed: 220 feet					
9. Advance Notification: Was Notification Required Prior to Construction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, Date Notification Given: _____					
10. Aquifer Type: <input type="checkbox"/> Type I (One Confining Layer) <input type="checkbox"/> Type I (Multiple Confining Layers) <input type="checkbox"/> Laramie-Fox Hills (Check one) <input checked="" type="checkbox"/> Type II (Not overlain by Type III) <input type="checkbox"/> Type II (Overlain by Type III) <input type="checkbox"/> Type III (alluvial/colluvial)					
11. Geologic Log:		12. Hole Diameter (in.) From (ft) To (ft) 9 0 40 6 1/8 40 220			
Depth	Type		Grain Size	Color	Water Loc.
0-6	TOP SOIL			BROWN	
6-220	GRANITE			BLACK	180
		13. Plain Casing OD (in) Kind Wall Size (in) From (ft) To (ft) 6 IRON .188 +1 39 4.5 PVC SCH 40 20 140			
			Perforated Casing Screen Slot Size (in): _____ OD (in) Kind Wall Size (in) From (ft) To (ft) 4.5 PVC SCH 40 140 220		
		14. Filter Pack: Material _____ Size _____ Interval _____			
		15. Packer Placement: Type _____ Depth _____			
		16. Grouting Record Material Amount Density Interval Method CEMENT 6 BAGS 6:1 0-40 POURED VIBRATED			
Remarks:					
17. Disinfection: Type LIQUID CLOROX Amt. Used 3 cups					
18. Well Yield Estimate Data: <input type="checkbox"/> Check box if Test Data is submitted on Form Number GWS-39, Well Yield Test Report Well Yield Estimate Method: AIR Static Level: 160 Estimated Yield (gpm) 12 Date/Time measured: 4/15/16 Estimate Length (hrs) _____					
Remarks:					
19. I have read the statements made herein and know the contents thereof, and they are true to my knowledge. This document is signed (or name entered if filing online) and certified in accordance with Rule 17.4 of the Water Well Construction Rules, 2 CCR 402.2. The filing of a document that contains false statements is a violation of section 37 91 108(1)(e), C.R.S., and is punishable by fines up to \$1,000 and/or revocation of the contracting license. If filing online the State Engineer considers the entry of the licensed contractor's name to be compliance with Rule 17.4.					
Company Name: FINNEY DRILLING & EXCAVATING, INC	Email: larryfinneydrilling@gmail.com	Phone w/area code: 719-275-9525			
License Number: 1358					
Mailing Address: 867 EVELYN DRIVE, CANON CITY, CO 81212					
Sign (or enter name if filing online) LARRY FINNEY	Print Name and Title LARRY FINNEY/OWNER	Date: 5/05/21			

File No: ARS-102579

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

Exempt: Section 39-13-104(1)(f): This deed is a corrective or confirmatory deed and is exempt from transfer tax pursuant to Colorado Statute 39-13-104(1)(f)

Parcel Number: 77018524

CORRECTIVE WARRANTY DEED

CORRECTIVE DEED TO CORRECT THE LEGAL DESCRIPTION IN THE WARRANTY DEED RECORDED ON 11/17/2020 AS INSTRUMENT NO. 993244.

Pamela Kay Hall, ("Grantor"), of 415 Pierce Gulch Road, Cotopaxi, CO 81223, for and in consideration of \$0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to Pamela Kay Hall and Richard A. Hall, not in tenancy in common but in Joint Tenancy, ("Grantee"), whose tax mailing address is 415 Pierce Gulch Road, Cotopaxi, CO 81223, the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FREMONT, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

A tract of land lying and being in the W ½ NW ¼ and W ¼ SW ¼ of Section 2, and in the E ½ NE ¼ and the in the E ½ SE ¼ of Section 3, in Township 20 North, Range 72 West of the 5th P.M., as per government re-survey of 1960. More particularly described as follows: Beginning at the NE ¼ corner of Section 3; thence S 55°49'30" E 2711.44 feet to the point of beginning; thence S 85°26' E 354.76 feet; thence S 83°27' E 253.65 feet; thence S 63°11' E 331.69 feet; thence S 05°47' E 664.95 feet; thence S 16°21' W 555.70 feet; thence S 02°37' E 811.00 feet; thence S 80°26' W 499.20 feet; thence North 910.26 feet; thence West 357.00 feet; thence North 1384.44 feet to the true point of beginning Fremont County, Colorado

Property Address is: 415 Pierce Gulch Road, Cotopaxi, CO 81223

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

The actual consideration for this conveyance is \$0.00.

Executed by the undersigned on ^{PKH 7th} ~~8th~~ August 20 24:
Pamela Kay Hall
Pamela Kay Hall

STATE OF Colorado
COUNTY OF EL PASO

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO
HEREBY CERTIFY THAT **Pamela Kay Hall**, personally known to me, or has produced
driver's license, as identification, to be the same person(s) whose names are
subscribed to the foregoing instrument, as having executed the same, appeared before
me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered
the said instrument as (his/her/their) free and voluntary act for the uses and purposes
therein set forth.

Given under my hand and Notarial Seal this 7th day of August 20 24.


Notary Public

Prepared by: Sarah Cordell, Esq., Cordell Law LLC, 5315 N Clark Street #173, Chicago,
IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer
conducted a title search or an inspection of the real property transferred hereby. No
representations or warranties as to accuracy of the description, the status of title or
condition of the real property have been made by the preparer.

