



## COLORADO

### Colorado Water Conservation Board

Department of Natural Resources  
1313 Sherman Street, Room 718  
Denver, CO 80203

February 9, 2021

Larimer County Public Trustee  
PO Box 2027  
Fort Collins, CO 80522

Subject: Release of Warranty Deed (No. 409619)  
CWCB Contract No (OEP1)

This refers to the attached Request for Full Release of Warranty Deed relative to an agreement between Farmers Irrigating Ditch and Reservoir Company and the Colorado Water Conservation Board (CWCB). Also attached for your handling is the original Warranty Deed, dated April 19, 1981. Payment in the amount of \$28.00, for fees, is enclosed along with these documents. The original documents should be returned to CWCB in the enclosed self-addressed stamped envelope.

Should you have any questions, please email me [jessica.halvorsen@state.co.us](mailto:jessica.halvorsen@state.co.us) or contact me at Telephone No. (303) 866-3441 ext. 3247. Thank you for your assistance in this matter.

Sincerely,

  
Jessica Halvorsen  
Loan & Grant Program Assistant  
Finance Section

Enclosures



# QUIT CLAIM DEED

The Colorado Water Conservation Board ("Grantor"), whose address is 1313 Sherman Street, Room 718, Denver, Colorado, 80203, City and County of Denver, State of Colorado, hereby quit claims to Farmers Irrigating Ditch and Reservoir Company. ("Borrower"), whose address is PO Box 211 Windsor, CO 80550, County of Larimer, State of Colorado, the following property, to wit:

All of the State of Colorado, Colorado Water Conservation Board's rights and interest in the property recorded in the Warranty Deed dated April 19, 1981 and recorded April 29, 1981 recording number 409619, Larimer County, Colorado.

Executed this 9th day of February 9, 2021.

GRANTOR:

STATE OF COLORADO  
Department of Natural Resources,  
Colorado Water Conservation Board

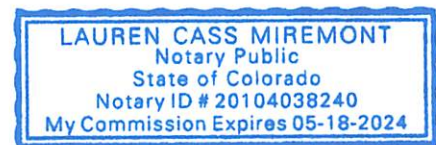
By Kirk Russell, P. E. 2/9/21  
Kirk Russell, P. E., Section Chief

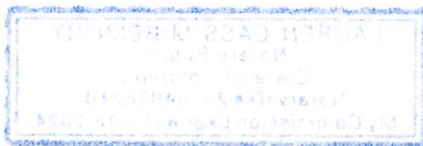
STATE OF COLORADO )  
 ) ss.  
CITY AND COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 9th day of February 2021, by Kirk Russell, as Section Chief, of the Colorado Water Conservation Board, on behalf of the State of Colorado. Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

My commission expires May 18, 2024





THIS DEED, Made this 29 day of April, 19 81.

between FARMERS IRRIGATING DITCH AND RESERVOIR COMPANY, a Colorado corporation

of the

County of Larimer and State of Colorado, of the first part, and COLORADO WATER CONSERVATION BOARD whose legal address is 823 State Centennial Building, 1313 Sherman Street, Denver, Colorado 80203 of the County of Denver and State of Colorado, of the second part:

STATE DOCUMENTARY FEE

APR 29 1981

*E. E. M. J.*

WITNESSETH, That the said party of the first part, for and in consideration of

\*\*Ten Dollars and other valuable considerations----- DOLLARS to the said party of the first part in hand paid by said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said party of the second part its heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Larimer and State of Colorado, to wit:

An undivided one-half (1/2) interest in and to facilities of party of the first part to be repaired, replaced or reconstructed in the Diversion Works and 500 feet of Canal, together with land and rights of said facilities, located in the NE 1/4 of Section 23, Township 5 North, Range 69 West of the 6th P.M., said Diversion Works being located at a point 640 feet South and 300 feet West of the Northeast Corner of said Section 23, and said Canal running Northeasterly therefrom.

also known as street and number

TOGETHER with all and singular the hereditaments and appurtenances thereto 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 party 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 party of the second part, its heirs and assigns forever. And the said party of the first part, for its self, its heirs, executors, and administrators, does covenant, grant, bargain, and agree to and with the said party of the second part, its heirs and assigns, that at the time of the ensealing and delivery of these presents, it 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 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 and encumbrances of whatever kind of nature soever. except subject to taxes, agreements, restrictions, reservations, covenants and easements of record, and existing easements, if any

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

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

ATTEST:

Secretary

FARMERS IRRIGATING DITCH AND RESERVOIR COMPANY

(SEAL)

BY:

President

(SEAL)

STATE OF COLORADO,

ss.

County of Larimer

The foregoing instrument was acknowledged before me this

day of

19

81, by

T. M. McKee as President and F. Ray DeGood as Secretary of Farmers Irrigating Ditch and Reservoir Company

My commission expires: 6-19-83

Witness my hand and official seal

Notary Public

MAY 08 1981

