



## COLORADO

### Colorado Water Conservation Board

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

Larimer County Clerk & Recorder  
200 W Oak #1000  
Fort Collins, CO 80521

Subject: Quit Claim Deed Recording - 409619 - Loan Contract C153353

This refers to the attached Quit Claim Deed relative to an agreement between the Farmers Irrigating Ditch and Reservoir Company and the Colorado Water Conservation Board (CWCB). Payment in the amount of \$23.00, for recording fees, is enclosed along with the Quit Claim Deed for your handling. The original recorded Quit Claim Deed should be returned to CWCB in the enclosed self-addressed stamped envelope.

Should you have any questions, please contact me at (303) 866-3441, ext. 3247 or by email [jessica.halvorsen@state.co.us](mailto:jessica.halvorsen@state.co.us) Thank you for your assistance in this matter.

Sincerely,

Jessica Halvorsen  
Loan & Grant Program Assistant  
Finance Section

Enclosures





**ANGELA MYERS**  
Clerk and Recorder  
Larimer County  
P.O. Box 1280, Fort Collins, CO 80522  
(970) 498-7860

To: COLORADO WATER CONSERVATION BOARD  
FINANCE SECTION - ATTN J. HALVORSEN  
1313 SHERMAN ST, STE 718  
DENVER, CO 80203

Date: 09/06/2022

**This Transaction has Been Suspended**

**#1422716**

**Please resubmit this letter with your documents and correct information.**

**This transaction has been suspended and has not been recorded for the following reasons:**

**1 CORRESPONDENCE**

Fee

Amount

**2 PAYMENT IMAGE**

Fee

Amount

**3 QUIT CLAIM DEED**

Reason: **REC - Insufficient funds were provided for recording fees. The appropriate funds for this recording are displayed on this receipt. YOUR DOCUMENT(S) HAVE NOT BEEN RECORDED. PLEASE ONLY SUBMIT WHAT YOU WOULD LIKE RECORDED.**

Fee

Amount

DOC STAMPS (DEED)

0.00

RECORDING2017

23.00

**Transaction Total: \$23.00**

Please resubmit your documents with the correct information and/or fees

Thank you,

Deputy Clerk

## 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 8, 1981 and recorded April 28, 1981 recording number 409619, Larimer County, Colorado.

Executed this 21st day of July 22, 2022.

GRANTOR:

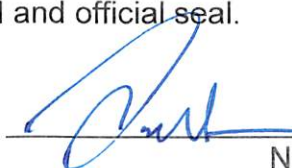
STATE OF COLORADO  
Department of Natural Resources,  
Colorado Water Conservation Board

By 

Kirk Russell, P. E., Section Chief

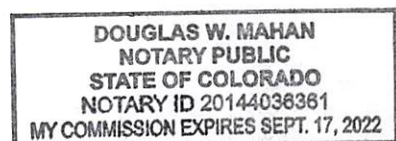
STATE OF COLORADO                    )  
  ) ss.  
CITY AND COUNTY OF DENVER        )

The foregoing instrument was acknowledged before me this 21st day of July 2022, 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 09/17/2022





Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M.,  
 Reception No. 409619 STATE OF COLORADO Recorder.

THIS DEED, Made this 28 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 28 1981

E. G. Smith

WITNESSETH, That the said part y of the first part, for and in consideration of  
 \*\*Ten Dollars and other valuable considerations----- DOLLARS  
 to the said part y of the first part in hand paid by said part y of the second part, the receipt whereof is  
 hereby confessed and acknowledged, ha s granted, bargained, sold and conveyed, and by these presents do es  
 grant, bargain, sell, convey and confirm, unto the said part y of the second part its successors  
 ever, 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 $\frac{1}{4}$  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 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 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 part y of the second part, its successors and assigns forever. And the said part y of the first part,  
 for its self its successors, executors, and administrators, do es covenant, grant, bargain, and agree to and  
 with the said part y of the second part, its successors and assigns, that at the time of the ensembling 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 ha s 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 part y of the second part,  
 its successors 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 its hand  
 and seal the day and year first above written.

ATTEST:

Secretary

FARMERS IRRIGATING DITCH AND  
 RESERVOIR COMPANY (SEAL)

BY: Thomas M. McKee (SEAL)  
 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

No. \_\_\_\_\_

## WARRANTY DEED

TO

STATE OF COLORADO

County of \_\_\_\_\_

ss.

I hereby certify that this instrument was filed  
for record in my office this \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded in  
Book \_\_\_\_\_ Page \_\_\_\_\_  
Film No. \_\_\_\_\_ Reception No. \_\_\_\_\_

Recorder.

Deputy.

Fees, \$ 2.00

Mail to:  
(or return to)

Send future tax statements to:

*Sent Envelope*

BRADFORD PUBLISHING CO., Denver

Colorado Water Conservation Board  
823 State Centennial Bldg.  
1313 Sherman St.  
Denver, Colo. 80203