



State Documentary Fee
Date: June 15, 2022
\$255.50

General Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(a))

Grantor(s), **THORNBURG FAMILY LIMITED PARTNERSHIP, LIMITED, A COLORADO LIMITED PARTNERSHIP**, whose street address is **50747 EAST 38TH AVENUE (PARCEL A) AND VACANT LAND (PARCEL B), BENNETT, CO 80102**, City or Town of **BENNETT**, County of **Adams** and State of **Colorado**, for the consideration of **(\$2,555,000.00) ***Two Million Five Hundred Fifty Five Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **BENNETT CREEK RANCH LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **965 S 1ST STREET UNIT 6F-232, BENNETT, CO 80102**, City or Town of **BENNETT**, County of **Adams** and State of **Colorado**, the following real property in the County of **Adams** and State of **Colorado**, to wit:

PARCEL A: THE WEST 1/2 OF THE WEST 1/2 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 63 WEST, EXCEPT THE SOUTH 660 FEET THEREOF, COUNTY OF ADAMS, STATE OF COLORADO

including all oil, gas, and minerals

PARCEL B:

THE EAST 1/2 OF THE WEST 1/2 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 63 WEST, COUNTY OF ADAMS, STATE OF COLORADO

including all oil, gas, and minerals

also known by street and number as: **50747 EAST 38TH AVENUE (PARCEL A) AND VACANT LAND (PARCEL B), BENNETT, CO 80102**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions, including all oil, gas, and minerals.

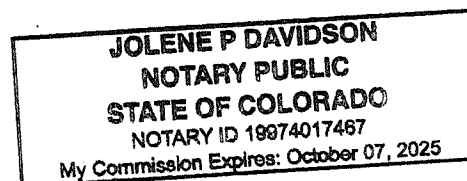
Signed this day of **June 15, 2022**.

**THORNBURG FAMILY LIMITED PARTNERSHIP,
LIMITED, A COLORADO LIMITED PARTNERSHIP**

By: Stanley M. Thornburg
STANLEY M. THORNBURG, GENERAL PARTNER

By: Jeraldine M. Van Deusen
JERALDINE M. VAN DEUSEN, GENERAL PARTNER

State of **Colorado**)
County of **Arapahoe**) ss.



The foregoing instrument was acknowledged before me on this day of **June 15th, 2022** by **STANLEY M. THORNBURG AND JERALDINE M. VAN DEUSEN AS GENERAL PARTNERS FOR THE THORNBURG FAMILY LIMITED PARTNERSHIP, LIMITED, A COLORADO LIMITED PARTNERSHIP**

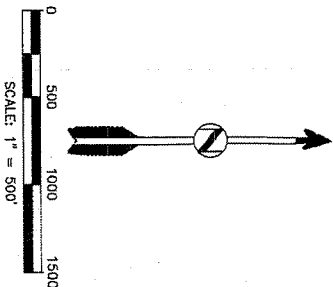
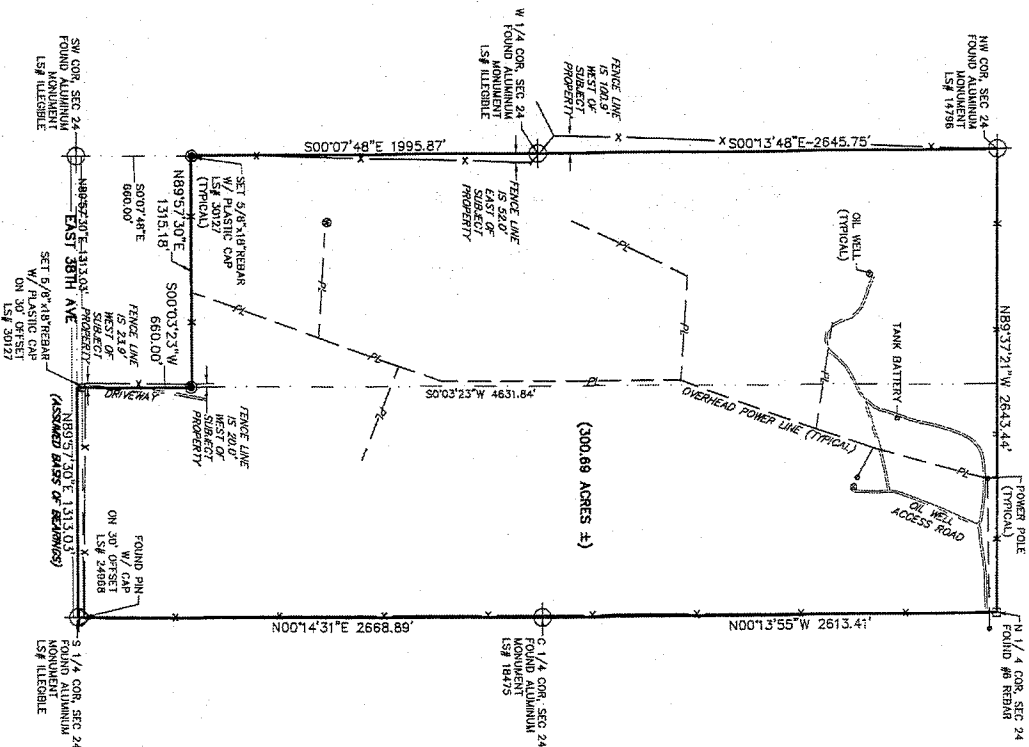
Witness my hand and official seal

My Commission expires: 10/7/25 Jolene P Davidson
Notary Public

When recorded return to: **BENNETT CREEK RANCH LLC, A COLORADO LIMITED LIABILITY COMPANY
965 S 1ST STREET UNIT 6F-232, BENNETT, CO 80102**



LAND SURVEY PLAT
PART OF SECTION 24, T. 3 S, R. 63 W, 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO



PROPERTY DESCRIPTION

PARCEL A:
THE WEST 1/2 OF THE WEST 1/2 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 63 WEST, EXCEPT THE SOUTH 660 FEET THEREOF, COUNTY OF ADAMS, STATE OF COLORADO

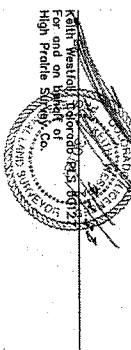
PARCEL B:
THE EAST 1/2 OF THE WEST 1/2 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 63 WEST, COUNTY OF ADAMS, STATE OF COLORADO

CERTIFICATE OF SURVEY:

This is to certify to Thorburg Family Limited Partnership LTD that on February 24th, 2022 a survey was made under my direct supervision, of the herein described property situated in Adams County, Colorado. The survey was made on the ground using the normal standard of care of Professional Land Surveyors practicing in Adams County, Colorado, and all easements and rights of way in evidence of known to me and encroachments by or on the premises are accurately shown. This survey does not constitute a title search by High Prairie Survey Co., Inc. of the property shown and described hereon to determine:

1. Ownership of the tract of land
2. Compatibility of this description with those of adjacent tracts of land.
3. Right of way, easements and encroachments of record affecting this tract of land. This survey was performed with the benefit of a title insurance commitment or a title insurance policy.

Land Title Guarantee Company, File No. K2025084-4
Date: March 16, 2022



CERTIFICATE OF DEPOSIT:

Deposited this _____ day of _____, 20____, In the County of _____, State of _____, a true and correct copy of the survey plat/field-of-way surveys of reception number _____ in the office of the Adams County Clerk and Recorder.

Signed _____

STATEMENT:

LINEAL UNITS ARE IN FEET.
DISCLAIMER: PLEASE NOTE THAT SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO A CERTAIN DEGREE OF INACCURACY AND OPINION.

BASIS OF BEARINGS:

CONSIDERING THE SOUTH LINE OF SEC. 24 TO HAVE AN ASSUMED BEARING OF N89°57'30"E AND MONUMENTED AS SHOWN HEREON.
"NOTICE: According to Colorado law you must commence any land action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

DATE:	02/07/2022	REVISIONS:	UPDATED TITLE WORK TO MOST CURRENT VERSION
High Prairie Survey Co.			
LAND SURVEYING OIL AND GAS SURVEYING CONSTRUCTION STAKING			
P.O. BOX 384 303-821-8672 FAX 303-821-7749 KONA, COLORADO 80117			
SCALE:	1"=500'	DATE:	02/25/2022
DRAWN BY:	CJR	CHECKED BY:	
SHEET:	1 of 1	2009-1-SP	
CLIENT:	THORBURG FAMILY LIMITED PARTNERSHIP LTD		
TITLE:	LAND SURVEY PLAT PART OF SEC. 24, T3S, R63W, 6TH P.M. ADAMS COUNTY, STATE OF COLORADO		