

**WARRANTY DEED**State Doc Fee: \$21.00  
Recording Fee: \$18.00**THIS DEED** is dated the 21 day of July, 2018, and is made between**Peter Semerak**(whether one, or more than one), the "Grantor" of the County of Columbia and State of Oregon and  
Colorado Quarries, Inc., a Colorado corporation(whether one, or more than one), the "Grantee", whose legal address is <sup>270</sup>207 S. 15th Street, Canon City, CO  
81212 of the County of Fremont and State of Colorado.**WITNESS**, that the Grantor, for and in consideration of the sum of Two Hundred Ten Thousand Dollars and No Cents (\$210,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Custer and State of Colorado described as follows:

See Exhibit "A" attached hereto and made a part hereof.

also known by street address as: 2255 Mill Street, Silver Cliff, CO 81252

**TOGETHER** with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, 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 Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful 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, encumbrances and restrictions of whatever kind or nature soever, except and subject to:

See the Exhibit "A" attached hereto and made a part hereof.

And the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above,

Peter Semerak

State of Oregon

County of ~~Columbia~~ WashingtonThe foregoing instrument was acknowledged before me this 21 day of July, 2018 by Peter Semerak.Notary Public: Amy L. Bryan  
My Commission Expires: 8/12/2018**STEWART TITLE**212836

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

S1/2 SW1/4, NE1/4 SW1/4, SW1/4 SE1/4,  
SECTION 23, TOWNSHIP 22 SOUTH, RANGE 72 WEST OF THE 6TH P.M.,  
CUSTER COUNTY, COLORADO

TOGETHER WITH ALL ACCESS AND RIGHTS THERETO OWNED BY THE GRANTOR.

Together with all water and water rights apportioned to, appurtenant to and used on the land owned by the grantor, if any.

Together with all mineral and mineral rights apportioned to, appurtenant to and used on the land owned by the grantor, if any.

Subject to general taxes for the calendar year 2018 and subsequent years, rights of third parties not shown by the public records of which Grantee has actual knowledge, inclusion of the property within any special taxing district, all things of public record to include but not limited to (1.) Declaration of covenants, (2.) Easements of all types, (3.) Restrictions of all types, (4.) Reservations of all types, (5.) Grazing leases, and (6.) Mineral rights owned by Grantor.



No. 155471

BK 218 Pg 263

Mary Kastig RECORDER

# Warranty Deed

Know all Men by these Presents, That H. David Tonsing and Kathleen F. Tonsing  
of the County of Custer and State of Colorado, for the  
consideration of One Dollar and other good and valuable considerations, in hand paid, hereby sell and  
convey to COLORADO QUARRIES INC. (a Colorado Corporation)  
in Joint Tenancy,  
of the County of Fremont and State of Colorado,  
whose mailing address is 270 South 15th Street, Canon City, Co. 81212,  
the following Real Property situate in the County of Custer and State of  
Colorado, (Assessor's Schedule Number 10017950 R) to-wit:

The W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ ; and the E $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; of Section 26,  
Township 22 South, Range 72 West of the 6th P.M..

Together with all access and rights thereto now  
owned by grantor.

Together with Minerals, Mineral Rights to the above  
described property as now owned by Grantors.

State Documentary Fee  
Date FEB 20 1991  
\$ 3.20

with all its appurtenances and warrant(s) the title to the same, subject to General Taxes for 1991,  
which grantees assume and agree to pay, and further subject to Ditches, Easement,  
Right of Way, Water agreements, Mineral Reservations and all other exceptions  
and Reservations of records

Signed and delivered this 14th day of February, 1991.

H. David Tonsing  
Kathleen F. Tonsing

STATE OF Colorado } ss. The foregoing instrument was acknowledged before me  
County of Custer }  
this 14th day of February, 1991  
by H. David and Kathleen F. Tonsing

Witness my hand and official seal.

520  
CUSTER CO  
RECORDED