



BEST IMAGE
AVAILABLE

CORPORATION SPECIAL WARRANTY DEED
Farm Credit Bank of Wichita

THIS INDENTURE, made this 4th day of May, 1992, between FARM CREDIT BANK OF WICHITA, Wichita, Kansas, a corporation, party of the first part, and WILLIAM E. FRANZ, JR. and MARCIA L. FRANZ in joint tenancy, whose address is 39718 Weld County Road 33, Ault, Colorado 80610, party of the second part.

WITNESSETH: That the said part of the first part, for and in consideration of the sum of \$100,000.00 (One-Hundred Thousand Dollars) and other valuable consideration to it in hand paid by the said party of the second part, the receipt of which is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs, successors and assigns, forever, its title to and interest in the following described real estate situated in the County of Weld and State of Colorado to wit:

All that part of the NW1/4 of Section 14, Township 7 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado, lying West of the Larson and Molander Seepage Ditch and the Eaton Consolidated Seepage Ditch,

EXCEPT parcel conveyed in instrument recorded May 17, 1971, in Book 645 as Reception No. 1568004,
EXCEPT parcel conveyed in instrument recorded May 17, 1971, in Book 646 as Reception No. 1568005,
EXCEPT parcel conveyed in instrument recorded June 2, 1971, in Book 647 as Reception No. 1568859,
EXCEPT parcel conveyed in instrument recorded June 2, 1971, in Book 647 as Reception No. 1568860,
EXCEPT parcel conveyed in instrument recorded June 2, 1971, in Book 647 as Reception No. 1568861, these parcels being more particularly described as follows:

Beginning at the West Quarter Corner of said Section 14 and considering the West line of the NW1/4 of Section 14, Township 7 North, Range 66 West of the 6th P.M., to bear North 00 degrees 00 minutes 00 seconds West and all other bearings contained herein relative thereto;

thence North 00 degrees 00 minutes 00 seconds West, 487.09 feet;
thence South 89 degrees 18 minutes 15 seconds East, 60.0 feet;
thence North 00 degrees 00 minutes 00 seconds West, 180.0 feet;
thence South 89 degrees 18 minutes 15 seconds East, 613.20 feet;
thence South 30 degrees 37 minutes 35 seconds East, 777.77 feet;
thence North 89 degrees 26 minutes 46 seconds West, 1,069.43 feet to the point of beginning,

ALSO EXCEPTING that portion conveyed to the Department of Highways, State of Colorado, by Deed recorded March 25, 1965, in Book 538 as Reception No. 1459571.

TOGETHER with all water and water rights appurtenant thereto; including an 80% interest in irrigation well adjudicated under Case #W-1061 and all other rights to such well, if any.

STANDARD
000110101

Also known by street address as: 39718 Weld County Road 33, Ault, Colorado 80610

RESERVING, HOWEVER, unto party of the first part any minerals and mineral rights acquired prior to January 23, 1986. Party of the first part conveys 100% of all minerals and mineral rights now owned which were acquired by it after January 23, 1986.

SUBJECT TO: Easements, rights of way, restrictions, reservations, mineral interests of third parties or mineral leases of record, and any building or zoning restrictions or regulations.

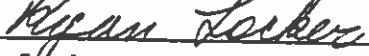
TO HAVE AND TO HOLD the same, together with all and singular the title and interest of party of the first part in and to the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, forever. And the said party of the first part hereby covenants and agrees that at the delivery hereof it is the lawful owner of the interest hereby conveyed in the above described premises; and that it will WARRANT AND DEFEND the same unto the party of the second part, his heirs, successors, and assigns, and all and every person or persons whomsoever lawfully claiming through, by or under it, them, or either of them.

IN WITNESS WHEREOF, the said party of the first part has caused these present to be signed by its Vice President, and its corporate seal to be affixed hereto, and attested by its Secretary, by and with the consent and authority of its Board of Directors, on the date and year first above written.

ATTEST:

Farm Credit Services of The Mountain Plains,
Federal Land Bank Association, a Corporation as
Attorney in Fact for Farm Credit Bank of Wichita,
a Corporation


Assistant Secretary Janet L. Johnson

By: 
Ryan Locker, Adm. Vice President

ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this 4th day of May, 1992, personally appeared Ryan Locker to me personally known and known to me to be the identical person who subscribed the name of Farm Credit services of The Mountain Plains, Federal Land Bank Association, a Corporation as Attorney in Fact for Farm Credit Bank of Wichita, a Corporation, Wichita, Kansas, to the foregoing instrument as its Adm. Vice President, and he being by me duly sworn did say that he is such officer and that the seal affixed to said instrument is the corporate seal of said corporation and that the same was signed and sealed in behalf of said corporation by authority of its board of directors, and he acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation, for the uses and purposes set forth and specified therein.

Witness my hand and seal the day and year last above written.

My Commission Expires: 7/1/95




Notary Public

127 22nd Street
Greeley, CO 80631



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