# **QUITCLAIM DEED**

THIS DEED, made this day of, 2015, between Katharine Eileer Novak Burton, of the County of Douglas and State of Colorado (the "Grantor," whether one of more), and Gordon Shaw Novak, Jr., whose legal address is 801 Loma Linda, Austin, TX 78746 and Daniel McCormick Novak, whose legal address is 2813 S. Ong, Amarillo, TX 79109 (the "Grantee," whether one or more).
WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto the Grantee, its successors and assigns, as tenants in common, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with improvements thereon, if any, situate, lying and being in the County of Boulder and State of Colorado, described as follows:
See Exhibit A
also known by road and number as: 11474 Peak to Peak Hwy, Allenspark, CO 80510.
TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title interest and claim whatsoever, of the Grantor, either in law or equity, to the only proper use benefit and behoof of the Grantee, its heirs and assigns forever.  IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.
Katharine Eileen Novak Burton
STATE OF COLORADO ) ) ss. COUNTY OF DOUGLAS )
The foregoing instrument was acknowledged before me this day of 2015, by <b>Katharine Eileen Novak Burton.</b>
Witness my hand and official seal.
Notary Public

## **EXHIBIT A**

### Parcel A:

Beginning at a point from which the S ¼ corner of Sec. 11, T 3 N, R 73 W of the 6<sup>th</sup> P.M. bears S 00°54' W, 1,970.06 feet; thence N 79°35' E, 141.48 feet; thence N 89°56' E, 146.90 feet; thence N 25°00' W, 89.80 feet; thence S 81°51' W, 120.39 feet; thence N 9°40' W, 45.66 feet; thence N 89°35' W, 111.88 feet; thence S 3°57' W, 130.13 feet to the place of beginning, County of Boulder, State of Colorado.

### Parcel B:

A tract of land in the Northwest quarter of the Southeast quarter (NW ¼ SE ¼) of Section 11, T 3 N, R 73 W of the 6<sup>th</sup> P.M. bounded by the following lines: Beginning at a point from which the S ¼ corner of Sec. 11, T 3 N, R 73 W of the 6<sup>th</sup> P.M. bears S 5°34' W, 1,902.94 feet; thence N 8°23' W, 102.68 feet; thence S 79°35' W, 141.48 feet; thence S 3°57' W 96.12 feet; thence N 82°52' E, 162.0 feet to the place of beginning, County of Boulder, State of Colorado."

#### Parcel C:

A parcel of land situated in the Northwest ½ of the Southeast ½ of Section 11, T 3 N, R 73 W of the 6<sup>th</sup> P.M. described as beginning at a steel pin marking the Southwesterly corner of a tract of land recorded in Book 901 at Page 472, Boulder County records, said steel pin bears N 00°54' E, 1,970.06 feet from the South ½ corner of said Sec. 11, thence N 0°57' E, 136.13 feet to the true point of beginning, the Northwesterly corner of said tract, thence N 3°57' E, 37.1 feet, thence N 69°35' E, 350.2 feet more or less to the Westerly right of way line of Colorado Highway No. 7, thence S 24°42' E, 148.6 feet along said Westerly right of way line of said Highway to a steel pin, thence S 70°59' W, 163.0 feet, thence S 81°55' W, 120.39 feet, thence N 9°40' W, 45.66 feet, thence N 89°35' W, 111.88 feet more or less to the true point of beginning, County of Boulder, State of Colorado.