

**QUITCLAIM DEED**

**THIS DEED**, made this \_\_\_\_\_ day of \_\_\_\_\_, 2015, between Gordon Shaw Novak, Jr., of the County of Travis and State of Texas, and Daniel McCormick Novak, of the county of Randall and state of Texas (the "Grantor," whether one or more), and Katharine Eileen Novak Burton, whose legal address is 1592 Spring Water Place, of the County of Douglas and State of Colorado (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, 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: 11482 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.

\_\_\_\_\_  
**Gordon Shaw Novak, Jr.**

STATE OF TEXAS                    )  
  ) ss.  
COUNTY OF AUSTIN            )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by **Gordon Shaw Novak, Jr.**

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
**Daniel McCormick Novak**

STATE OF TEXAS                    )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by **Daniel McCormick Novak**.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

## EXHIBIT A

A tract of land bounded and described as follows: Beginning at a point whence the South quarter corner of Section 11, Township 3 North, Range 73 West of the 6th P.M. bears S.  $17^{\circ}21'$  West (Var.  $14^{\circ}30'$  E.) 1865.3 feet, thence North  $17^{\circ}59'$  West 95.0 feet and North  $23^{\circ}10'$  West 107.5 feet, to the true point of beginning; thence North  $25^{\circ}10'$  West 90.4 feet, thence South  $70^{\circ}59'$  West 163.1 feet, thence South  $19^{\circ}13'$  East 97.0 feet, thence North  $68^{\circ}33'$  East 173.0 feet, more or less, to the true point of beginning.

Also, a tract of land situated in Section Eleven (11), Township 3 North, Range 73 West of the 6th P.M. described as follows: Beginning at a point from which the  $S\frac{1}{4}$  corner of Section 11, Township 3 North, Range 73 West of the 6th P.M. bears South  $5^{\circ}34'$  West, 1902.94 feet; thence North  $82^{\circ}52'$  East, 162.0 feet, thence North  $19^{\circ}13'$  West, 86.70 feet; thence South  $89^{\circ}56'$  West, 146.90 feet; thence South  $8^{\circ}23'$  East, 102.68 feet to the place of beginning;

Also, a tract of land situated in Section 11, Township 3 North, Range 73 West of the 6th P.M. described as follows: Beginning at a point whence the South  $\frac{1}{4}$  corner of Section 11, Township 3 North, Range 73 West of the 6th P.M. bears South  $17^{\circ}21'$  West 1865.3 feet; thence North  $17^{\circ}59'$  West 95.0 feet; thence North  $23^{\circ}10'$  West 107.5 feet; thence North  $25^{\circ}10'$  West 90.4 feet to the true point of beginning; thence South  $70^{\circ}59'$  West 163.1 feet; thence North  $25^{\circ}00'$  West 89.8 feet; thence North  $70^{\circ}59'$  East 163.0 feet; thence South  $25^{\circ}09'$  East 90.0 feet more or less to the true point of beginning.