

WHEN RECORDED RETURN TO:

Gordon Shaw Novak  
2028 S. Austin, Unit 406  
Amarillo, Texas 79109

### WARRANTY DEED

**THIS DEED**, dated this February \_\_\_\_\_, 2012, between Gordon Shaw Novak, Amarillo, Potter County, Texas, Grantor, and Gordon Shaw Novak, Jr., Daniel McCormick Novak and Katharine Eileen Novak Burton, Grantees, whose addresses are as follows:

Gordon Shaw Novak, Jr.  
801 Loma Linda  
Austin, Texas 78746

Daniel McCormick Novak  
2813 S. Ong  
Amarillo, Texas 79109

Katharine Eileen Novak Burton  
1592 Spring Water Pl.  
Highlands Ranch, Colorado 80129:

**WITNESS**, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantees, their heirs and assigns forever, as their separate property and estate, all the real property, together with improvements and personal property therein, if any, situate, lying and being in the County of Boulder and State of Colorado, described as follows:

SEE ATTACHED EXHIBITS "A" AND "B"

also known by street and numbers as: **11474 and 11482 Peak to Peak Hwy, Allenspark, CO 80510.**

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and 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, their heirs and assigns forever. The Grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the Grantees, their heirs and assigns, that of the time of the ensealing and delivery of these presents, they are well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, 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 whatsoever, except **general taxes for the year 2012 and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any.**

The Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantees, their heirs and assigns, against all and every person and persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above.

\_\_\_\_\_  
GORDON SHAW NOVAK

STATE OF TEXAS           §  
                                      §  
COUNTY OF POTTER       §

The foregoing instrument was acknowledged before me on February \_\_\_\_\_, 2012, by GORDON SHAW NOVAK.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

## EXHIBIT "A"

### Parcel A:

Beginning at a point from which the S  $\frac{1}{4}$  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  $\frac{1}{4}$  SE  $\frac{1}{4}$ ) 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  $\frac{1}{4}$  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**  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  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  $\frac{1}{4}$  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.

EXHIBIT "B"

Colorado, to wit:

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.