
AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. 38-35-109(5)

STATE OF COLORADO) ss:
COUNTY OF Denver

I, Steve Wood, being first duly sworn upon oath under penalty of perjury, states and avers as follows:

1. I am a Vice-President at **Fidelity National Title Company**. I have personal knowledge of and can testify in a court of competent jurisdiction regarding the facts set forth herein.

2. The legal description of the land affected hereby is the following:

Parcel A:

Beginning at a point from which the S ¼ corner of Sec. 11, T 3 N, R 73 W of the 6th 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 6th 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 6th 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 ¼ of the Southeast ¼ of Section 11, T 3 N, R 73 W of the 6th 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 ¼ 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.

3. The record owner of the land affected hereby is:

Gordon Shaw Novak

4. The instruments affecting the land, which contains a Scrivener's Error:

Warranty Deed between Tamara Davies Odean and Tyson Howard Davies, grantor, and Gordon Shaw Novak, grantee, recorded January 24, 2005 at Reception No. 2660050 in the official records for the City and County of Boulder, State of Colorado.

5. The Scrivener's Error, which is to be corrected by this affidavit:

The legal description incorrectly reads:

Parcel A:

Beginning at a point from which the S ¼ corner of Sec. 11, T 3 N, R 73 W of the 6th 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 6th 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 6th 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 **Northeast** ¼ of the Southeast ¼ of Section 11, T 3 N, R 73 W of the 6th 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 ¼ 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 69°35' W, 111.88 feet more or less to the true point of beginning, County of Boulder, State of Colorado.

The legal description is hereby corrected to read:

Parcel A:

Beginning at a point from which the S ¼ corner of Sec. 11, T 3 N, R 73 W of the 6th 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:

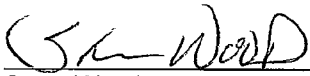
A tract of land in the Northwest quarter of the Southeast quarter (NW ¼ SE ¼) of Section 11, T 3 N, R 73 W of the 6th P.M. bounded by the following lines: Beginning at a point from which the S ¼ corner of Sec. 11, T 3 N, R 73 W of the 6th P.M. bears S 5°34' W, 1,902.94 feet; thence N 8°23' W, 102.68 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** ¼ of the Southeast ¼ of Section 11, T 3 N, R 73 W of the 6th 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 ¼ 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.

6. Affiant herein acknowledges that he/she is, by this instrument, testifying under penalty of perjury.

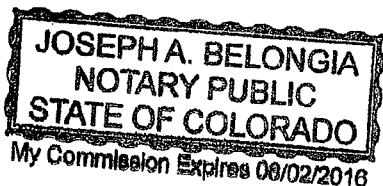
Further Affiant sayeth not.


Steve Wood

Acknowledged, subscribed and sworn to before me this 24th day of July, 2014 by Steve Wood as Vice President of Fidelity National Title Company.

My commission expires: 8/2/16

Witness my hand and official seal.




Notary Public