

And the grantors do hereby bind the grantors and the grantors' heirs, executors and administrators to warrant and forever defend all and singular said premises unto the grantee and the grantees' successors and assigns against the grantor and the grantors' heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantors' hands and seals this 31st day of MARCH, 1970.

John R. Julian (SEAL)
JOHN R. JULIAN
Bernice E. Julian (SEAL)
BERNICE E. JULIAN

SIGNED, sealed and delivered in the presence of:

David L. Parker
Notary Public

STATE OF COLORADO)
COUNTY OF EL PASO) PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named grantors sign, seal and as the grantors' act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

David L. Parker

SWORN to before me this 31st day of MARCH, 1970.

My Commission Expires Jan. 27, 1973 (SEAL)
Notary Public for Colorado
My Commission Expires: My Commission expires Jan. 27, 1973

STATE OF COLORADO)
COUNTY OF EL PASO) RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife of the above named grantor, did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee and the grantee's heirs or successors and assigns, all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

Bernice E. Julian

GIVEN under my hand and seal this 31st day of MARCH, 1970.

My Commission Expires Jan. 27, 1973 (SEAL)
Notary Public for Colorado
My commission expires: My Commission expires Jan. 27, 1973