

Return To &

Mail Tax Forms To:

Philip R. Tipton and Moldaleen M. Tipton
1010 Garfield Street
Canon City, CO 81212
File#: CO670943

Property Tax ID#: 20005650

State Documentary Fee \$0.00

QUIT CLAIM DEED

This deed, made this 13 day of November, 2020, by and between in **MOLDALEEN M. TIPTON, AS TRUSTEE OF THE PHILIP R. TIPTON AND MOLDALEEN M. TIPTON LIVING TRUST**, whose post office address is 1010 Garfield Street, Canon City, CO 81212, Grantor, and **PHILIP R. TIPTON AND MOLDALEEN M. TIPTON, husband and wife**, whose address is 1010 Garfield Street, Canon City, CO 81212, Grantee;

Witness, that the Grantor, for and in consideration of the sum of ZERO and 00/100 DOLLARS (\$0.00), the receipt and sufficiency of which are hereby acknowledge, has granted, bargained, sold and conveyed, and by these presents does grant bargain, sell, convey and confirm unto the Grantee, Grantee's heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Fremont, State of Colorado, described as follows:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 20005650

Commonly known as: 1010 Garfield Street, Canon City, CO 81212

Together, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and reminders, 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 Grantee, Grantee's heirs and assigns forever. The Grantor, for Grantor's self, heirs and personal representatives, does covenant, grant, bargain and agree to and with the Grantee, Grantee's heirs and assigns, that at the time of the ensembling and delivery of these presents, 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, encumbrances and restrictions of whatever kind or nature whatsoever, except:

Except general taxes for the current and subsequent years; covenants, conditions, restrictions, easements and rights-of-way of record, if any.

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

Moldaleen M. Tipton, Trustee
MOLDALEEN M. TIPTON, AS TRUSTEE OF
THE PHILIP R. TIPTON AND MOLDALEEN M. TIPTON LIVING TRUST

STATE OF Colorado }
COUNTY OF Fremont }

The foregoing instrument was hereby acknowledged before me this 13th day of November, 2020, Moldaleen M. Tipton, as Trustee of the Philip R. Tipton and Moldaleen M. Tipton Living Trust, who is personally known to me or who has produced driver's license, as identification, and who signed this instrument willingly.

Holly Boyd
Notary Public

HOLLY BOYD
Notary Public
State of Colorado
Notary ID # 20194014346
My Commission Expires 04-15-2023

My commission expires: 4-15-2023

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
National Signing Services, Inc.
25400 US Highway 19 N Suite 135
Clearwater, FL 33763

EXHIBIT "A"

The following real property located in Fremont County, State of Colorado, described as follows:

A tract of land in the Southwest quarter of the Southwest quarter (SW4SW4) of Section Thirty-Four (34), Township Eighteen (18) South, Range Seventy (70) West of the Sixth Principal Meridian, Fremont County, Colorado, described as follow: Beginning at a point which is 722.70 feet East and 229.00 feet North of the SW corner of said Section 34; thence East 207.20 feet; thence North 156.40 feet; thence West 207.20 feet, thence South 156.40 feet to the point of beginning, County of Fremont, State of Colorado.

Certification of Trust

To: Vantage Point Title

Re: Declaration of Trust of Philip R. Tipton and Moldaleen M. Tipton dated 11-13-2020 (date of Trust) establishing the Philip R. Tipton and Moldaleen M. Tipton Living Trust (the "Trust").

The undersigned, Moldaleen M. Tipton, trustee of the Trust certify to you that:

1. The Trust Instrument was executed on ~~Nov 13, 2020~~ ^{May 20, 2014} by Philip R. Tipton and Moldaleen M. Tipton, as settlors. The 1st Amendment to the Trust was executed on January 16, 2018 by Philip R. Tipton and Moldaleen M. Tipton. The 2nd Amendment to the Trust was executed on Nov 13, 2020 by Philip R. Tipton and Moldaleen M. Tipton.

2. The Trust has not been revoked and is in full force and effect.

3. The names of the trustees who are now qualified to act and who are acting under the trust instrument and who are the only trustees qualified to act are Moldaleen M. Tipton and Rathleen Maestas.

4. The trustees named in paragraph 3 have the power to:
To grant, bargain, sell, convey, mortgage and encumber real property held in Trust and execute any closing settlement statements, deeds, mortgages, notes or affidavits to effectuate the conveyance and/or encumbrance of said real property.

5. The Trust is revocable / irrevocable _____ (strike one). The following person(s) hold a power of revocation of the Trust:

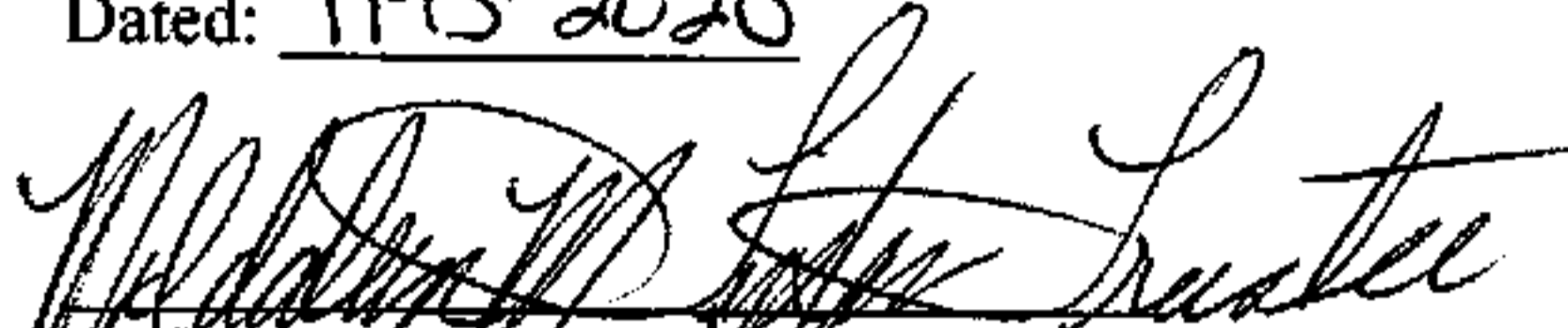
~~Philip R. Tipton and Moldaleen M. Tipton~~

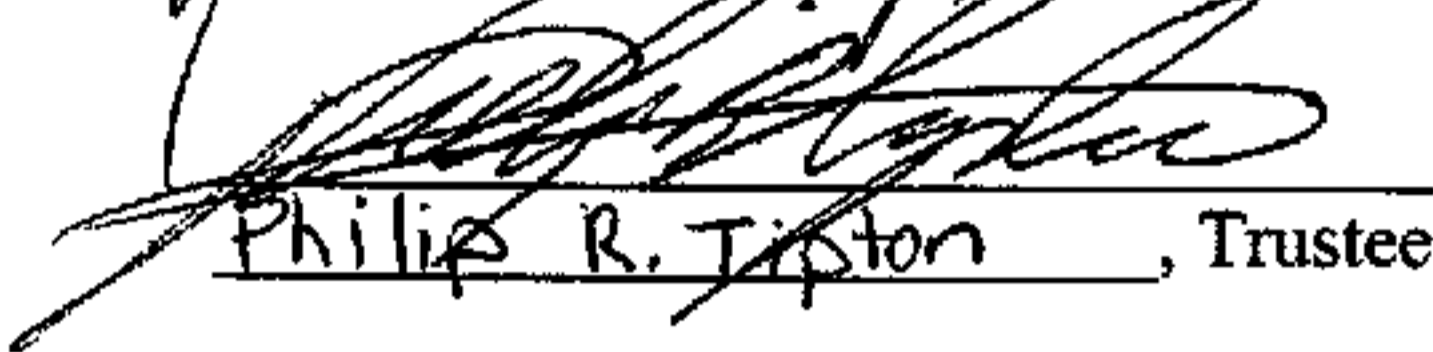
6. Title to trust assets should be taken in the name of Moldaleen M. Tipton, as Trustee of the Philip R. Tipton and Moldaleen M. Tipton Living Trust.

7. The trustees must act together / may act independently _____ (strike one) when signing any document obligating the Trust.

8. For federal tax purposes the trust identification number of the Trust is:
573581012

Dated: 11-13-2020


Moldaleen M. Tipton, Trustee


Philip R. Tipton, Trustee

The foregoing instrument was hereby acknowledged before me this 13th day of November, 2020, by Moldaleen M. Tipton and Philip R. Tipton who is personally known to me or who has produced Driver License, as identification, and ~~who signed this instrument willingly.~~



HOLLY BOYD
Notary Public
State of Colorado
Notary ID # 20194014346
My Commission Expires 04-15-2023

Notary Public

My commission expires: 4-15-2023