

WARRANTY DEED

THIS DEED, made this 2nd day of May, 2013, between
The Amy N. Phelps Revocable Trust and The Dennis A. Phelps Revocable Trust
of the County of El Paso and State of Colorado,
grantor(s), and **Ian Kallenbach and Molly Kallenbach**

whose legal address is **1425 Winding Ridge Terrace, Colorado Springs, CO 80919**
of the County of El Paso and State of Colorado, grantees:

WITNESS, that the grantor(s), for and in consideration of the sum of **FIVE HUNDRED FIVE THOUSAND THREE HUNDRED SEVENTY AND 00/100 DOLLARS (\$505,370.00)**, 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 **Joint Tenants**, all the real property, together with improvements, if any, situate, lying and being in the County of El Paso and State of Colorado, described as follows:

Lot 50, Mount Woodmen Estates Filing No. 5, in the City of Colorado Springs, County of El Paso, State of Colorado.

also known by street and number as: **1425 Winding Ridge Terrace, Colorado Springs, CO 80919**

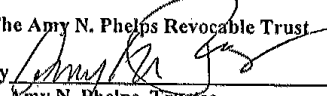
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

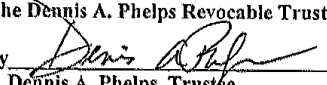
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. The grantor(s), for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the enrolling and delivery of these presents, he is 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 soever, except general taxes for the current year and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any.

The grantor(s) 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 or 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.

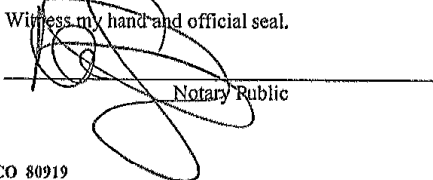
IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

The Amy N. Phelps Revocable Trust
by 
Amy N. Phelps, Trustee

The Dennis A. Phelps Revocable Trust
by 
Dennis A. Phelps, Trustee

State of Colorado }
County Of EL PASO } ss.

The foregoing instrument was acknowledged before me this May 2, 2013, by
Amy N. Phelps, Trustee of The Amy N. Phelps Revocable Trust and by Dennis A. Phelps, Trustee of The
Dennis A. Phelps Revocable Trust

My Commission expires: _____
Witness my hand and official seal.

Notary Public

Doc Fee: \$50.54
Buyers Forwarding Address for Recorded documents is:
Property Address 1425 Winding Ridge Terrace, Colorado Springs, CO 80919

LISA A. SIMON
NOTARY PUBLIC
STATE OF COLORADO File # 24727UTC
My Commission Expires 10/29/2013

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