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First American Title Insurance Agency, Inc. 00054633

MAIL TAX NOTICE TO
LUDELL NAY and MERRILYN G. NAY
44 Rolfe Avenue
Shrewsbury MA 01545

00686293 BK 1369 Pg 2155
RUSSELL SHIRTS * WASHINGTON CO RECORDER
2000 MAY 24 10:18 AM FEE \$10.00 BY BJ
FOR: FIRST AMERICAN TITLE CO

Warranty Deed

HERBERT FRANK BATSON and SHEILA ANN BATSON, Husband and Wife, Grantor(s)

of Loveland, State of COLORADO, hereby CONVEY and WARRANT to

LUDELL NAY and MERRILYN G. NAY, Husband and Wife as Joint Tenants, Grantee(s)

of Shrewsbury, Massachusetts for the sum of Ten Dollars and other good and valuable consideration the following described tract(s) of land in Washington County, State of UTAH:

All of Lot 106, BLACKRIDGE RANCHES SUBDIVISION, PHASE 2, according to the Official Plat thereof, recorded in the Office of the County Recorder of said County.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2000 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 19th of May, A.D., 2000.

Signed in the Presence of:

Herbert Frank Batson
Sheila Ann Batson
HERBERT FRANK BATSON
SHEILA ANN BATSON

STATE OF COLORADO)
COUNTY OF Larimer SS.

On the 19th day of May, 2000, personally appeared before me HERBERT FRANK BATSON and SHEILA ANN BATSON the signer(s) of the within and foregoing instrument, who having been by me duly sworn, acknowledged that they executed the same.

Stephanie A. Richardson
Notary Public

Residing at:

Commission Expires:

My Commission Expires March 31, 2001



FIRST AMERICAN TITLE CO.
54633