

629 Saddle Notch Road | Loveland, CO 80537

CONTRACT WRITING INFORMATION

SELLER: William C. Miller, Jr. and Karen J. Miller

LEGAL: See Exhibit A

INCLUSIONS: Refrigerator, propane range/oven, dishwasher, trash compactor, pellet stove insert in great room, pellet stove in garage bonus room, greenhouse, chicken coop, microwave

EXCLUSIONS: Seller's Personal Property, stackable clothes washer/clothes dryer, any and all wall mounted mirrors

LEASED: Propane tank leased from Polar Gas at a current cost of approximately \$60/year

ROAD ASSOCIATION: Saddle Notch Ranch Road Association- \$750/Annual

EARNEST MONEY: \$9,250

TITLE COMPANY: Land Title Guarantee Company

CLOSER: Trish Melendy | tmelendy@ltgc.com | 970-492-6297

POSSESSION: Delivery of Deed

DEED TYPE: Special Warranty Deed

UTILITIES	WATER :	Well
	ELECTRIC:	PV REA
	GAS:	Propane

PLEASE DON'T HESITATE TO CONTACT ME IF YOU HAVE ANY QUESTIONS WHILE WRITING THE OFFER!



John Feeney



John Feeney
Broker Associate

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EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the North 1/2 of Section 26, and a portion of the South 1/2 of Section 23, both being in Township 5 North, Range 71 West of the 6th P.M., Larimer County, Colorado and being more particularly described as follows:

Considering the South line of the Southwest Quarter of said Section 23 as bearing North 89° 18' 45" East and with all bearings contained herein relative thereto; Beginning at the Southwest corner of said Section 23; thence along the South line of the Southwest Quarter of said Section 23 North 89° 18' 45" East 1310.08 feet to the West line of the Northeast Quarter of the Northwest Quarter of said Section 26 and the True Point of Beginning; thence along said West line South 00° 03' 15" West 106.00 feet; thence South 89° 25' 08" East 1309.88 feet; thence North 89° 18' 45" East 686.87 feet to the approximate centerline of Saddle Notch Drive; thence along said approximate centerline the following nineteen (19) courses and distances:

North 05° 36' 00" East 210.14 feet; North 06° 59' 00" West 118.00 feet; North 13° 42' 00" East 46.00 feet; North 48° 11' 00" East 38.00 feet; South 81° 17' 00" East 27.00 feet; South 38° 05' 00" East 192.00 feet; South 50° 46' 00" East 174.00 feet; South 72° 57' 00" East 77.00 feet; North 78° 48' 00" East 42.00 feet; North 51° 10' 00" East 81.00 feet; North 31° 32' 00" East 49.00 feet; North 11° 40' 00" East 99.00 feet; North 02° 26' 00" East 72.00 feet; North 07° 49' 00" West 52.00 feet; North 19° 30' 00" West 50.00 feet; North 25° 45' 00" West 84.00 feet; North 09° 31' 00" West 72.00 feet; North 08° 10' 00" East 100.00 feet; North 16° 05' 00" East 231.00 feet;

thence South 77° 10' 46" West 2621.82 feet to the West line of the East 1/2 of the Southwest Quarter of said Section 23; thence along said West line South 00° 27' 09" East 251.50 feet to the true point of beginning,

County of Larimer, State of Colorado.