



Pueblo County Assessor's Real Property Search

1110000009

00000

Total Value

\$61,425

OVERVIEW

KEY INFORMATION

Owner	JMJM LIMITED		
Mailing Address	PO BOX 740882 80006-0882 ARVADA CO		
Legal	A POR OF SW4 10-21-61 DESC AS FOLLOWS: COMM AT THE E4 COR OF 9-21-61, TH S 00 DEG 48 MIN 12 SEC E TO THE C/L OF THE COLORADO CANAL A DIST OF 453.05 FT TO THE TRUE PT OF BEG, TH ALG THE C/L OF THE COLORADO CANAL THE FOLLOWING 8 COURSES: 22) S 68 DEG 20 MIN 01 SEC E, 288.85 FT; 23) ALG A CURVE TO THE LEFT WITH A LENGTH = 332.57 FT, DELTA = 17 DEG 48 MIN 54 SEC, RAD = 1069.90 FT; 24) S 86 DEG 08 MIN 55 SEC, 710.41 FT; 25) ALG A CURVE TO THE RT WITH A LENGTH = 439.21 FT; DELTA = 64 DEG 01 MIN 17 SEC, RAD = 393.07 FT; 26) S 22 DEG 07 MIN 39 SEC E, 176.34 FT; 27) ALG A CURVE TO THE LEFT WITH A LENGTH = 301.52 FT, DELTA = 45 DEG 45 MIN 26 SEC, RAD = 377.56 FT; 28) S 67 DEG 53 MIN 05 SEC E, 676.02 FT; 29) ALG A CURVE TO THE RT WITH A LENGTH = 536.74 FT, DELTA = 21 DEG 58 MIN 37 SEC, RAD = 1399.33 FT; 30) S 61 DEG 33 MIN 12 SEC E, 161.51 FT; TH THE FOLLOWING TWELVE (12) COURSES: 31) S 28 DEG 57 MIN 25 SEC W, 392.18 FT; 32) S 57 DEG 26 MIN 14 SEC E 88.68 FT TO THE C/L OF AN EXISTING		
Neighborhood	204 - SE PART OF COUNTY	Class	-
Township	21	Range	61
Section	10	Subdivision	204 SE PART OF COUNTY
Tax District	70CT		
Analysis Area	0.00		
PropertyRecordID	1035208		

VALUE INFORMATION

	VALUE	ASSESSED
LAND	\$61,425	\$17,140

IMPROVEMENTS

No data to display

LAND DETAILS

#	AREA	DEPTH	UNIT	ACREAGE	SQUARE FOOTAGE	CLASS	VALUE
1	0	0.00	1.00	49.50	1285020.00	Vacant	\$61,425

TRANSFER HISTORY

NAMES ARE NOT NECESSARILY LISTED AS THEY APPEAR, SOME MAY BE SHORTENED OR ABBREVIATED.
 PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6603 FOR CORRECT OWNERSHIP.

SALE DATE	AMT	RECEPTION	TYPE	GRANTEES	GRANTORS	BOOK / PAGE
10/29/2021	\$0	2304325	DEED(D)	JMJM LIMITED	GIBSON ANNE / GIBSON ROBERT	-
10/03/2021	\$300,000	2250267	SPECIAL WARRANTY DEED(SWD)	GIBSON ANNE / GIBSON ROBERT A JR	JMJM LIMITED	-
05/13/2019	\$400,000	2139147	SPECIAL WARRANTY DEED(SWD)	BRODERICK L/RASMUSSEN H	J M J M LIMITED	-
05/13/2019	\$0	2189984	QUIT CLAIM DEED(QCD)	JMJM LIMITED	BRODERICK LUKE + RASMUSSEN	-
03/18/2019	\$299,000	2133698	WARRANTY DEED(WD)	J M J M LIMITED	ROBERTS MICHAEL W + SHIRLEY G	-
04/06/2017	\$285,000	2069264	WARRANTY DEED(WD)	ROBERTS MICHAEL W + SHIRLEY G	SAME	-
02/27/2017	\$0	2063017	CORRECTION DEED(CORD)	SAME	BROOKS FAMILY TRUST	-
07/28/2008	\$101,900	1777180	WARRANTY DEED(WD)	BROOKS FAMILY TRUST	SAME	-
08/10/2006	\$0	1689428	QUIT CLAIM DEED(QCD)	THOMPSON BILLY J + PEGGY J	THOMPSON BILL J + JOYCE THOMPSON BILLY J + PEGGY J	-
03/26/2001	\$0	1375506	WARRANTY DEED(WD)	THOMPSON BILLY J + PEGGY J	THOMPSON BILL J + JOYCE THOMPSON BILLY J + PEGGY J	-

PUEBLO COUNTY Real Property Record Card

CAMA Acct. Number
1110000009

Owner Information

JMJM00002 - MJJM LIMITED
PO BOX 740882 - ARVADA, CO 80006-0882

Property Address

- 00000

Property Information

Tax District Code 70CT
Tax District Description 70CT
Neighborhood 204 - SE PART OF COUNTY
Sub-Econ. Area
Econ. Area Econ Area 9
Mill Levy 78.787600

Short Legal Description

Section 10 Township: 21 Range: 61
A POR OF SW4 10-21-61 DESC AS FOLLOWS: COMM AT THE E4 COR OF 9-21-61, TH S 00 DEG 48 MIN 12 SEC E TO THE C/L OF THE COLORADO CANAL A DIST OF 453.05 FT TO THE TRUE PT OF BEG, TH ALG THE C/L OF THE COLORADO CANAL THE FOLLOWING 8 COURSES:
22) S 68 DEG 20 MIN 01 SEC E, 288.85 FT; 23) ALG A CURVE TO THE LEFT WITH A

Valuation Summary

	Actual Value	Assessed	Valuation Method
Land	61,425	17,140	Cost
Improvements	0	0	
Total Value	61,425	17,140	

Current Valuation

Type	Seq	Abstract Code	Method	Actual Value	Override Value	Rate	Assessed Value
LAND	165	540 - RES UNPLTD	Cost	61,425	0		17,140

Valuation History

Tax Year	Property Type	Code	Land Actual	Imp Actual	Total Actual	Total Assessed
2023	RL		61,425	0	61,425	17,140
2022	RL		61,800	0	61,800	17,920
2021	RL		9,439	0	9,439	2,730
2020	RL		13,425	0	13,425	3,890
2019	RL		13,425	0	13,425	3,890

Sales / Transfer History

Sale Date	Bk / Pg or Doc #	Grantor	Grantee	Deed Type	Amount	Sales Notes
10/29/2021	2304325	GIBSON ANNE / GIBSON MJJM LIMITED	JMJM LIMITED	DEED	0	
10/03/2021	2250267	JMJM LIMITED	GIBSON ANNE / GIBSON	SPECIAL WARRANTY DEED	300,000	Land sale price per acre exceeds 46,
05/13/2019	2189984	BRODERICK LUKE + RA	JMJM LIMITED	QUIT CLAIM DEED	0	
05/13/2019	2139147	J M J M LIMITED	BRODERICK L/RASMUSSE	SPECIAL WARRANTY DEED	400,000	
03/18/2019	2133698	ROBERTS MICHAEL W +	J M J M LIMITED	WARRANTY DEED	299,000	
04/06/2017	2069264	SAME	ROBERTS MICHAEL W +	WARRANTY DEED	285,000	
02/27/2017	2063017	BROOKS FAMILY TRUST	SAME	CORRECTION DEED	0	
07/28/2008	1777180	SAME	BROOKS FAMILY TRUST	WARRANTY DEED	101,900	
08/10/2006	1689428	THOMPSON BILLY J + P	THOMPSON BILLY J + P	QUIT CLAIM DEED	0	
03/26/2001	1375506	THOMPSON BILLY J + P	THOMPSON BILLY J + P	WARRANTY DEED	0	

**Pueblo County Treasurer
Duplicate Treasurers Receipt
For Tax Collections**

Register Number 85 **Receipt Number 13,295** **07/07/2023**

Parcel: 11-100-00-009 **Tax District 70CT** **Tax Year 2022**

Ownership Information	Legal Description
JMJM LIMITED	
PO BOX 740882 ARVADA CO 80006-0882 U S A	A POR OF SW4 10-21-61 DESC AS FOLLO WS: COMM AT THE E4 COR OF 9-21-61, TH S 00 DEG 48 MIN 12 SEC E TO THE C/L OF THE COLORADO CANAL A DIST OF 453.05 FT TO THE TRUE PT OF BEG, TH ALG THE C/L OF THE COLORADO CANAL THE FOLLOWING 8 COURSES: 22) S 68 DEG 20 MIN 01 SEC E, 288.85 FT; 23) ALG A CURVE TO THE LEFT WITH A LENGTH = 332.57 FT, DELTA = 17 DEG 48 MIN 54 SEC, RAD = 1069.90 FT; 24) S 86 DEG 08 MIN 55 SEC, 710.41 FT; 25) ALG A CURVE TO THE RT WITH A LENGTH = 439.21 FT; DELTA = 64 DEG 01 MIN 17 SEC, RAD = 393.07 FT; 26) S 22 DEG 07 MIN 39 SEC E, 176.3

LOCATION:

Actual Value 61,800

	Original Amount	Tax	Interest	Total
Tax	1,411.88	1,411.88	42.36	1,454.24
SA Pueblo Consrv Dist Maint Fund	5.68	5.68	0.17	5.85
Total Payment				1,460.09

Tax Only Balance 0.00 Fee Only Balance 0.00 Total Balance 0.00

Paid By John Montgomery
Amount Tendered 1,460.09 Using ID6913
Change Returned 0.00

Kim Archuletta
Pueblo Treasurer
215 West 10th Street - Room 104

Pueblo, CO. 81003
(719) 583-6015



DEED IN LIEU OF FORECLOSURE

WHEN RECORDED MAIL TO:

JMM, Limited
P.O. Box 740882
ARVADA, Co. 80006

ID _____

The undersigned

~~Robert~~ Anne Gibson & Robert Gibson Jr.

GRANTOR(s) declare(s):

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
hereby GRANT(S) to: JMM, Limited

the following described real property in the _____ County of Pueblo

State of Colorado: See Attached "Exhibit A"

This deed is an absolute conveyance, the GRANTOR(s) having sold the above-described real property to the GRANTEE for a fair and adequate consideration, such consideration being full satisfaction of all obligations secured by the deed of trust heretofore executed by GRANTOR(s). GRANTOR(s) declare(s) that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this deed between GRANTOR(s) and GRANTEE with respect to the above-described real property.

signature

signature

signature

signature

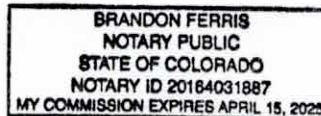
State of Colorado, County of Pueblo

The foregoing instrument was acknowledged before me on

10/27/2021

(date) by:

Anne Elizabeth Gibson and
Robert Allen Gibson Jr.



Witness My Hand and Seal

4/15/2025

Date Commission Expires

Notary Public

EXHIBIT "A"

A portion of the SW 1/4 of Section 10, Township 21 South, Range 61 West of the 6th P.M., described as follows:

Beginning at a point on the centerline of the Colorado Canal, said point also being on the West line of said Section 10, from which point the 1/4 corner common to Section 9 and 10 bears N 00°48'12" W, a distance of 453.4 feet; thence along the centerline of said Colorado Canal the following nine (9) courses:

- 1. S 68° 20' 01" E, a distance of 288.85 feet;**
- 2. On the arc of a curve to the Left, through a central angle of 17°48'54", whose radius is 1069.60 feet, an arc length of 332.57 feet;**
- 3. S 86° 08' 55" E, a distance of 710.41 feet;**
- 4. On the arc of a curve to the Right, through a central angle of 64°01'17", whose radius is 393.07 feet, an arc length of 439.21 feet;**
- 5. S 22° 07' 39" E, a distance of 176.34 feet;**
- 6. On the arc of a curve to the Left, through a central angle of 45°45'26", whose radius is 377.56 feet, an arc length of 301.52 feet;**
- 7. S 67° 53' 05" E, a distance of 676.02 feet;**
- 8. On the arc of a curve to the Right, through a central angle of 21°58'37", whose radius is 1399.33 feet, an arc length of 536.74 feet;**
- 9. S 45°54'28"E, a distance of 140.19 feet; thence S 22°20'37"W, a distance of 392.13 feet; thence S 57°26'14"E, a distance of 88.68 feet, to the centerline of an existing access road; thence along said centerline the following two (2) courses:**

- 1. S 19°43'45"W, a distance of 1029.94 feet;**
- 2. S 30°27'00"W, a distance of 149.65 feet, to the northerly right of way of Colorado State Highway No. 96; thence along said northerly right of way the following two (2) courses:**

- 1. N 54°03'28"W, a distance of 111.45 feet;**
- 2. N 45°10'04"W, a distance of 1242.53 feet; thence N 15°48'30"E, a distance of 1102.64 feet, to a point on an existing fence line described at Reception No. 1375506; thence along said fence line the following four (4) courses:**

- 1. N 56°25'32"W, a distance of 251.49 feet;**
- 2. N 63°12'24"W, a distance of 853.57 feet;**
- 3. N 69°36'32"W, a distance of 626.24 feet;**
- 4. N 67°01'33"W, a distance of 390.42 feet, to a point on the West line of said Section 10; thence N 00°48'23"W, along said West line a distance of 94.70 feet, to the Point of Beginning, County of Pueblo, State of Colorado.**

IN THE DISTRICT COURT IN AND FOR

WATER DIVISION NO. 2

STATE OF COLORADO

CASE NO. W-1190

Filed in the office of the Clerk,
District Court Water Division
No. 2, State of Colorado

MAR 19 '73 AM



Preston, Altman & Parlapiano
CLECK

IN THE MATTER OF THE APPLICATION)
FOR WATER RIGHTS OF)
HOMER OSBORNE and DOROTHY OSBORNE)
IN THE ARKANSAS RIVER OR ITS)
TRIBUTARIES)
IN PUEBLO COUNTY)

JUDGMENT AND DECREE:

THE COURT FINDS That no protest has been filed to the Ruling of the Water Referee in the above case within the time provided by law, and that the said Ruling should be confirmed, approved and adopted,

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED That the Ruling of the Water Referee entered on February 15, 1973, be and the same is incorporated herein by reference and is hereby confirmed, approved and adopted as the judgment of this Court.

Done this 19th day of March, A. D. 19 73.

BY THE COURT:

William L. Lohman
WATER JUDGE

cc: Preston, Altman & Parlapiano (2 copies)
Attorneys for Applicants
550 Thatcher Building
Pueblo, Colorado 81002

Division Engineer --

State Engineer

RECEIVED
MAR 20 '73

MAR 19 73 AM

IN THE DISTRICT COURT IN AND FOR
WATER DIVISION NO. 2
STATE OF COLORADO
CASE NO. W-1190



IN THE MATTER OF THE APPLICATION
FOR WATER RIGHTS OF
HOMER OSBORNE and DOROTHY OSBORNE
IN THE ARKANSAS RIVER OR ITS
TRIBUTARIES
IN PUEBLO COUNTY

CEASED JUDGMENT AND DECREE

THE COURT FINDS That no protest has been filed to the Ruling of the Water Referee in the above case within the time provided by law, and that the said Ruling should be confirmed, approved and adopted,

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED That the Ruling of the Water Referee entered on February 15, 1973, be and the same is incorporated herein by reference and is hereby confirmed, approved and adopted as the judgment of this Court.

Done this 19th day of March, A. D. 19 73.

BY THE COURT:

William L. Golin
WATER JUDGE

ORIGINAL FILED

cc: Preston, Altman & Parlapiano
Attorneys for Applicants
550 Thatcher Building
Pueblo, Colorado 81002

Division Engineer

State Engineer

DISTRICT COURT
WATER DIVISION NO. 2
STATE OF COLORADO
Certified to be a full, true
and correct copy of original
on file.
Date: MAR 19 1973

PRISCILLA S. LUGLIO, CLERK
By: Priscilla S. Luglio
Deputy Clerk

IN THE DISTRICT COURT IN AND FOR
WATER DIVISION NO. 2
STATE OF COLORADO
CASE NO. W-1190



FEB 15 73 AM

Filed in the office of the Clerk,
District Court Water Division
No. 2, State of Colorado



Richard J. [Signature]
CLERK

IN THE MATTER OF THE APPLICATION)
FOR WATER RIGHTS OF)
HOMER OSBORNE)
and)
DOROTHY OSBORNE)
IN THE ARKANSAS RIVER)
OR ITS TRIBUTARIES)
IN PUEBLO COUNTY)

RULING OF REFEREE

Pursuant to Order of Referral filed and entered in the above case on June 2, 1972, the undersigned Water Referee, having investigated the matter of the application on file herein, hereby makes the following findings and ruling thereon:

FINDINGS OF FACT

1. That the said application was filed on June 2, 1972.
2. That the Water Clerk caused publication of such filing as provided by statute; that the time for filing Statements of Opposition expired on the last day of August, 1972, and that none has been filed.
3. That application concerns eighteen wells located in Pueblo County, Colorado, and used for various purposes.
4. That applicants have furnished acceptable proof as to claims made.

IT IS, THEREFORE, ORDERED AS FOLLOWS: That applicants be, and are hereby, awarded certain absolute underground water rights, to-wit:

NAME AND ADDRESS: Homer Osborne and Dorothy Osborne
Box 175
Boone, Colorado 81025

UNDERGROUND WATER RIGHT

NAME OF WELL: Irrigation Well Boone No. 9.

LOCATION OF WELL: SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 10, T. 21S., R. 61W.
of the 6th P.M., in Pueblo County, Colorado.

DEPTH: 45 feet.

PRIORITY DATE: December 31, 1948.

AMOUNT OF WATER: 2.222 c.f.s., or 1,000 g.p.m., but not to exceed
704 acre feet in any one calendar year as to water used for
irrigation purposes.

USE OF WATER: Irrigation and domestic use.

STATE ENGINEER'S WELL NUMBER: 13490.

MEANS OF DIVERSION: Well and pump.

UNDERGROUND WATER RIGHT

NAME OF WELL: Irrigation Well Boone No. 10.

LOCATION OF WELL: NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 9, T. 21S., R. 61W.
of the 6th P.M., in Pueblo County, Colorado.

DEPTH: 40 feet.

PRIORITY DATE: December 31, 1950.

AMOUNT OF WATER: 1.778 c.f.s., or 800 g.p.m., but not to exceed
568 acre feet in any one calendar year as to water used for
irrigation purposes.

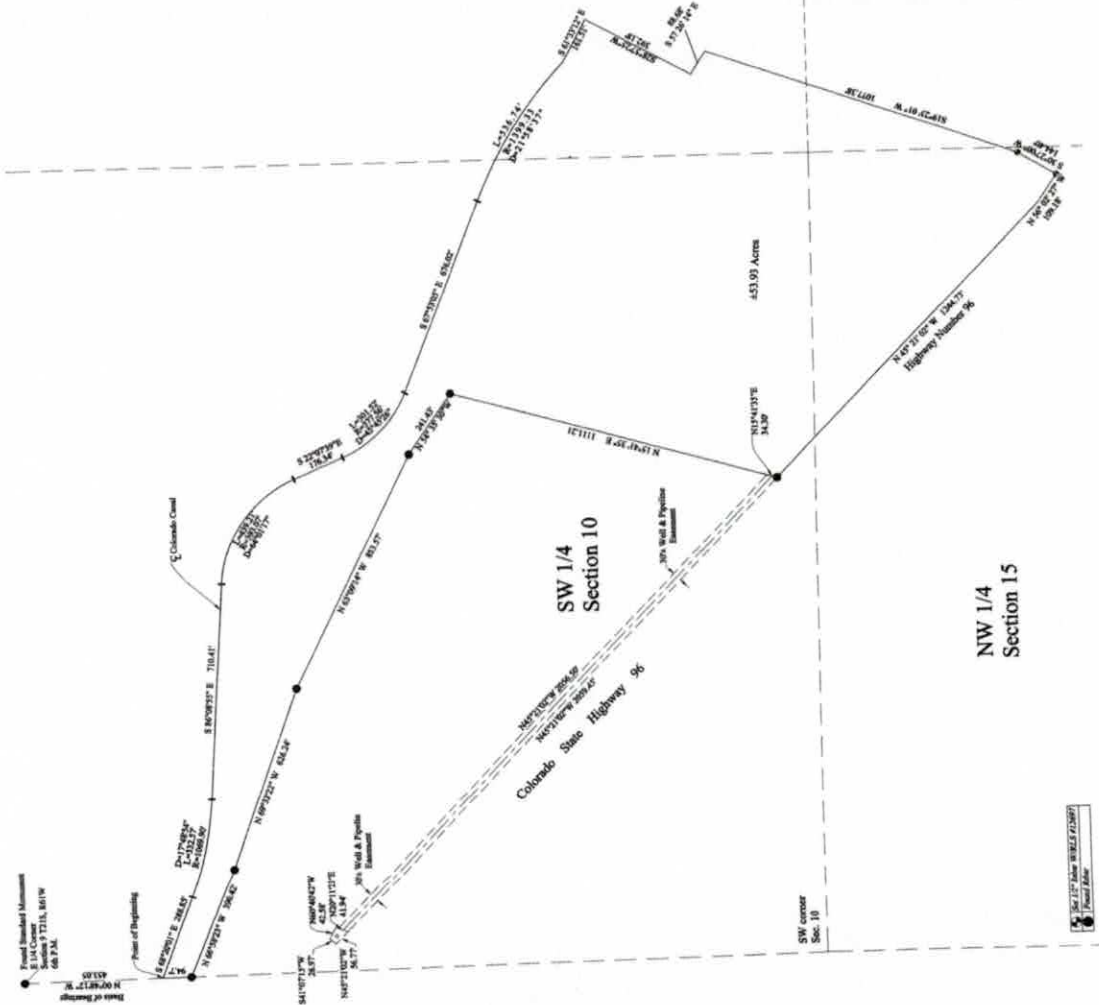
USE OF WATER: Irrigation and domestic purposes.

STATE ENGINEER'S WELL NUMBER: 13492.

MEANS OF DIVERSION: Well and pump.

AMENDED Land Survey Plat (Corrected Plat for Reception No. 1768099)

A Portion of the South half of Section 10 and the North half of Section 15, T21S, R61W, 6th P.M.
Pueblo County, Colorado



Legal Description:

Commencing at the E 1/4 corner of Section 9, T21S, R61W, 6th P.M., thence S 09° 48' 12" E to the corner of the Colorado River, a distance of 431.05 ft. to the True Point of Beginning, thence along the Colorado River to the following points (9) corners:

1. S 68° 20' 01" E, 288.55 ft.
 2. Along a curve to the left with Length = 332.57 ft. Delta = 17° 49' 54", Radius = 1069.90 ft.
 3. S 69° 08' 35" E, 161.14 ft.
 4. Along a curve to the left with Length = 439.21 ft. Delta = 64° 01' 17", Radius = 393.07 ft.
 5. S 22° 07' 39" E, 176.34 ft.
 6. Along a curve to the left with Length = 301.52 ft. Delta = 45° 45' 26", Radius = 377.56 ft.
 7. S 67° 53' 05" E, 476.02 ft.
 8. Along a curve to the left with Length = 535.74 ft. Delta = 21° 58' 37", Radius = 1398.33 ft.
 9. S 61° 33' 12" E, 161.51 ft.
- Thence the following twelve (12) courses:
1. S 28° 57' 25" W, 392.18 ft.
 2. S 15° 51' 14" E, 141.40 ft.
 3. S 19° 23' 01" W, along the Centerline of an existing access road, 1077.38 ft.
 4. S 30° 27' 00" W, a distance of 144.40 ft. to the North Right-of-Way line of Highway No. 96.
 5. N 56° 02' 27" W along the North Right-of-Way line of Highway No. 96, a distance of 161.8 ft.
 6. S 65° 51' 15" E, a distance of 111.21 ft. to the North Right-of-Way line of Highway No. 96, a distance of 1244.73 ft.
 7. N 15° 41' 35" E, 111.21 ft.
 8. N 54° 35' 30" W, 241.43 ft.
 9. N 63° 09' 14" W, 833.57 ft.
 10. N 69° 33' 25" W, 626.42 ft.
 11. S 61° 33' 12" E, 161.51 ft.
 12. N 08° 48' 12" W along the East line of the SE 1/4 of Section 9, T21S, R61W, 6th P.M., beginning, County of Pueblo, State of Colorado.

Containing 453.97 Acres

NOTICE:

This survey was performed without the benefit of Title Work.

According to C.R.S. 1-10-105, you warrant customers any legal action based upon any defect in this survey within three (3) years after you first deliver such data. In no event may you be held liable upon any defect in this survey for a period longer than the (3) years from the date of delivery of the survey.

Limitations of Actions Against Land Surveyors

All actions against any land surveyor brought to correct a change resulting from any alleged negligent or defective land survey shall be brought within three (3) years after the person brought the action either discovered or should have discovered the error or defect in the survey, but in no event shall such action be brought more than ten (10) years after the completion of the survey upon which such action is based.

Surveyor's Certificate

This is to certify that a survey of the above described parcel of land was performed upon my direct supervision, responsibility and in accordance with the provisions of the Colorado Surveying Act as set forth in C.R.S. 1-10-104 et seq. 2001 and C.R.S. 1-10-105 and I am a duly Licensed Professional Surveyor in the State of Colorado.

Surveyed by: *Amelia* Date: *7-17-08*

Professional Land Surveyor # 13461

MADE BY 06/08/08. The East Line of Section 9, T21S, R61W, 6th P.M., being S 09° 48' 12" E, commencing with a monument 8 inches in diameter at the southeast corner of the SE 1/4 of Section 10 and a 4 inch long 547.75 feet mark of said 1/4 corner.

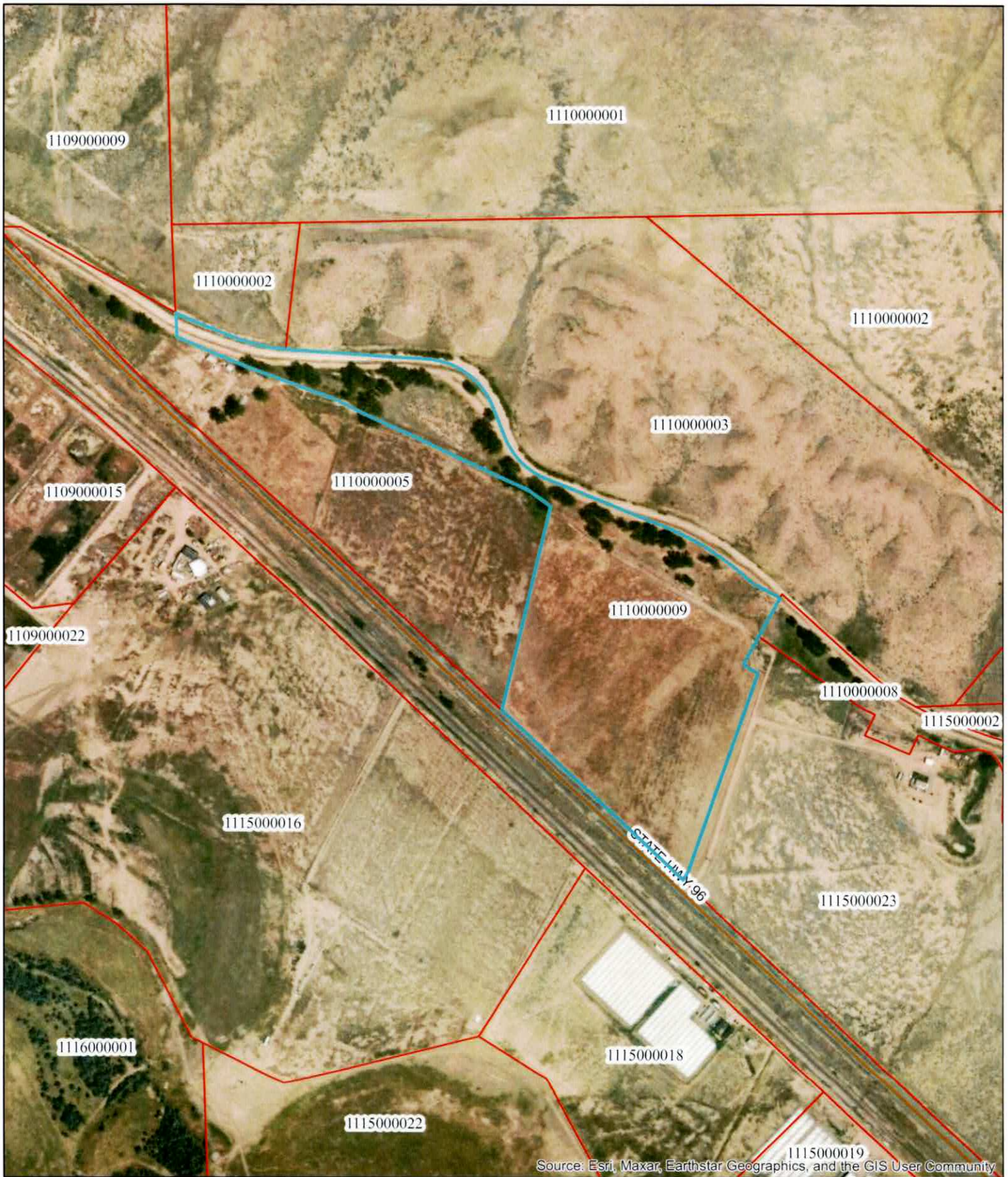
NE 1/4
Section 15

NW 1/4
Section 15

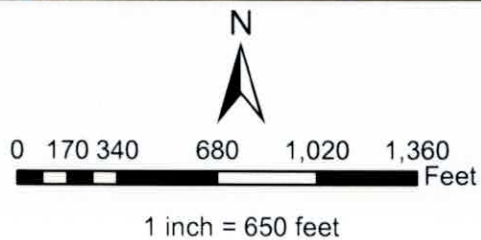
SE 1/4
Section 10

SW 1/4
Section 10

Rev. 7/16/08
July 3, 2008-Rev.
Amelia
SURVEYING
501 N. Main # 105 LLW
Pueblo, Colorado
(719) 543-1974



Parcels



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REPORT

R. 61

Fort
Keynolds

BURLINGTON
NORTHERN
SANTA FE

Boone

Boone
Hill

POWERLINE

10 subject

15

NA Junction

Grading
Station

Nepeska

BURLINGTON

BURLINGTON

BURLINGTON

BURLINGTON

BURLINGTON

CROWLEY CO
SANTA FE
OTERO CO

50

167

36

Gravel
Pit

1317

T 21

15

(LAS ANIMAS)

T 2

