

Warranty Deed

THIS DEED, Made this Tuesday, May 05, 2009 between Melissa L & Darin S. Heiter of the County of Routt, State of Colorado, grantor, and Melissa L Heiter grantees; whose legal address is 359 E. Bayaud Avenue, Denver, Colorado 80209.

WITNESSETH, That the grantor, for and in consideration of the sum of *Ten Dollars (\$10.00)*, 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 grantee, its successors and assigns forever, all of the real property, together with improvements, if any, situate, lying and being in the County of Routt and State of Colorado, described as follows:

A tract of land in the SE ¼ SW ¼ of Section 25 (described under the Resurvey as part of Tract 74), Township 5 North, Range 85 West of the 6<sup>th</sup> P.M., and being more particularly described as follows:

BEGINNING at Corner No. 4, Tract 74 SW ¼ of Section 25; thence along the south line of Tract 74 S 89°37'09"W, 1330.80 feet to Corner No. 3 of Tract 74; thence along the west line of tract 74, N 00°15'10" W, 452.28 feet; thence N 86°56'54" E, 1339.90 feet to a point on the east line of Tract 74; thence along the east line of Tract 74' S 00°35'00", 514.80 feet to the point of begging.

County of Routt, State of Colorado

also known by street and number as: 29550 Routt County Road No. 14D, Steamboat Springs, Colorado 80487

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, 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, its successors and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, its successors and assigns, that at the time of the ensealing 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: First Deed of Trust and Taxes.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, its successors 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 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.

  
Melissa L & Darin S. Heiter, Grantor

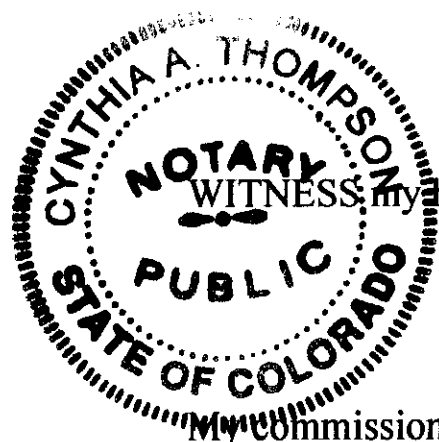
STATE OF COLORADO

}SS.

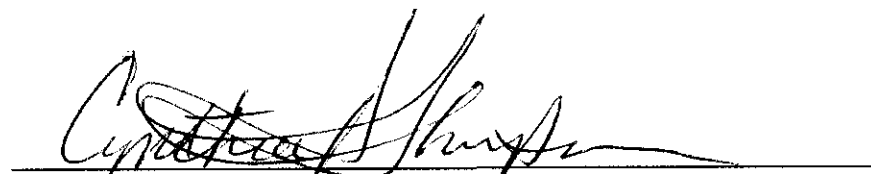
COUNTY OF Routt

The foregoing instrument was acknowledged before me this 5 day of May 2008, 2009

By: Melissa L. Heiter & Darin S. Heiter



WITNESS my hand and official seal.

  
Notary Public

My commission expires: 8-19-2012