

**Transnation**

TN550001346

**WARRANTY DEED**



**621323**

Page: 1 of 1

07/01/2005 03:24

R 8.00

D 55.00

**THIS DEED**, Made this 30<sup>th</sup> day of June, 2005, between Larry D. Winograsky and Richard H. Grant of the County of Routt and State of Colorado, grantors, and Duksa Family, LLC, a Colorado Limited Liability Company whose legal address is Post Office Box 771048, Steamboat Springs, Colorado 80477 of the County of Routt and State of Colorado, grantee,

**WITNESSETH**, That the grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION 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(s), its heirs, successors and assigns, forever our interest in and to, all the lots or parcels of land, situate, lying and being in the County of Routt and State of Colorado, described as follows:

A tract of land in Sections 4 and 9, Township 6 North, Range 85 West of the 6th P.M., more particularly described as follows:  
BEGINNING at a point on the southerly right-of-way of the Denver and Salt Lake Railroad Company, from which the SE corner of Section 4, Township 6 North, Range 85 West of the 6th P.M. bears S 73°28'23" E, 1236.71 feet;  
thence S 85°59'20" W, 114.0 feet along said right-of-way to the West line of the SE1/4SE1/4 of said Section 4;  
thence S 05°36'00" W, 782.66 feet along said West line of SE1/4SE1/4;  
thence N 63°19'50" E, 283.34 feet;  
thence N 05°27'49" W, 662.73 feet to the POINT OF BEGINNING.

EXCEPT any portion of the above described tract of land not lying within the SE1/4SE1/4 of Section 4, and the NE1/4NE1/4 of Section 9, all in Township 6 North, Range 85 West of the 6th P.M.

County of Routt, State of Colorado

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantors, either in law or equity, 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 said grantee, its heirs, successors and assigns forever. And the Grantor for itself, its heirs, executors and administrators, does covenant, grant, bargain, and agree to and with the said Grantee, its heirs, successors and assigns, that at the time of the enrolling and delivery of these presents, it is well seized of the premises above conveyed, as of 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 and encumbrances of whatever kind or nature soever, except taxes for 2005 and except for any limitation, restriction or matter disclosed by the title commitment or disclosed in accordance with the contract or which could have been discovered by an inspection of the premises and subject to zoning and subdivision laws, rules and regulations.

And the above bargained premises in the quiet and peaceable possession of the said Grantee, its heirs, successors and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said Grantor shall and will WARRANT AND FOREVER DEFEND.

**IN WITNESS WHEREOF**, The grantors has executed this deed on the date set forth above.

Larry D. Winograsky

and Richard H. Grant

STATE OF COLORADO

COUNTY OF ROUTT

) ss.

The foregoing instrument was acknowledged before me in the County of Routt and State of Colorado this 30<sup>th</sup> day of June, 2005 by Larry D. Winograsky and Richard H. Grant

Witness my hand and official seal.

My commission expires

(SEAL)

Duksa Family Warranty Deed



My Commission Expires  
APRIL 6, 2009

Notary Public