

SPECIAL WARRANTY DEED

Lou E. Dequine, III, as sole Grantor by virtue of the death of Lydia C. Dequine, whose address is 22100 RCR 16, Oak Creek, CO 80467 ("Grantor"), for the consideration of ten dollars (\$10.00) in hand paid, hereby grants, bargains, sells and conveys unto Vito Tavema and Candace C. Martin in joint tenancy with right of survivorship, whose address is P.O. Box 776073, Steamboat Springs, CO 80477 ("Grantees"), all the real property, together with any improvements thereon, located in the County of Routt and State of Colorado, to wit:

Multi-Family Tracts 34, 35, 36, 37, and 38,
HORSEBACK AT STAGECOACH, according to the plat filed at File No. 7356,
County of Routt, State of Colorado,

also known by street and number as: TBD Pima Way and Astec Way, Oak Creek, CO 80467,

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, 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 Grantees. The Grantor does covenant, grant, bargain, and agree that the Grantor shall and will WARRANT THE TITLE AND DEFEND the above-described premises, in the quiet and peaceable possession of the Grantees, against any person claiming the whole or any part thereof, by, through, or under the Grantor except and subject to: Statutory Exceptions as defined in C.R.S. A§ 38-30-113(5)(a).

No title search was performed or title insurance obtained in connection with this deed.

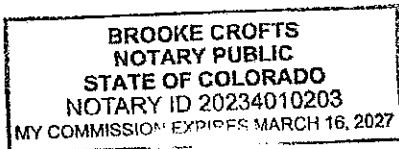
IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

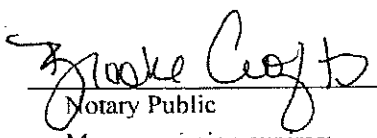
Date: May 5, 2023


Lou E. Dequine, III, Grantor

STATE OF COLORADO)
) ss.
COUNTY OF ROUTT)

Acknowledged before me on May 5, 2023, by Lou E. Dequine, III, Grantor.




Notary Public

My commission expires:

3/16/27

When recorded please return to:
Vito Tavema and Candace C. Martin
P.O. Box 776073
Steamboat Springs, CO 80477