



FNTC®

Doc Fee: \$25.00

Order No.: 310-F12677-23

SPECIAL WARRANTY DEED

THIS DEED, Made this 12th day of October, 2023, between

RM Golden LLC, a Colorado limited liability company

grantor(s), and

Luke Berlet and Carissa Berlet, as Joint Tenants

whose legal address is po box 774000-81

grantee(s);

WITNESS, That the grantor(s), for and in consideration of the sum of **Two Hundred Fifty Thousand And No/100 Dollars (\$250,000.00)**, 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(s), their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Routt, State of COLORADO, described as follows:

Lots 1, 2 and 3, Block 2, Town of Milner,
County of Routt, State of Colorado.

also known by street and number as **38980 Main Street, Steamboat Springs, CO 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(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), their heirs, and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

SPECIAL WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

GRANTOR:

RM Golden LLC, a Colorado limited liability company

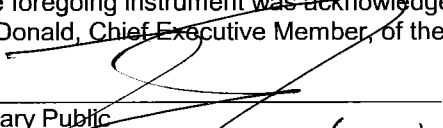
BY: 

Mason McDonald
Chief Executive Member

STATE OF COLORADO

COUNTY OF EL PASO

The foregoing instrument was acknowledged before me this 12th day of October, 2023, by Mason McDonald, Chief Executive Member, of the RM Golden LLC, a Colorado limited liability company.


Notary Public

My Commission Expires: 5/24/2024

(SEAL) 

LAURIE THOMPSON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20004015358 MY COMMISSION EXPIRES MAY 24, 2024
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