

GENERAL WARRANTY DEED

THIS DEED, made this ____ day of _____, 2025, between Michael C. Jennings and Stephanie L.K. Jennings, whose address is 4506 Harrys Lane, Dallas, Texas 75229, hereinafter referred to as "Grantor," and Lance B. Markowitz and Julie B. Markowitz, whose address is 33650 County Road 38, Steamboat Springs, Colorado 80487 and P.O. Box 776089, Steamboat Springs, Colorado, hereinafter referred to as "Grantee,"

WITNESSETH, that the Grantor, for and in consideration of the sum of (\$_____) Dollars, in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, convey, and warrant unto the Grantee, their heirs, successors, and assigns forever, all the real property, together with improvements, if any, situate in the County of Routt, State of Colorado, described as follows:

A tract of land located in the South 1/2 of the Southeast 1/4 of Section 28, Township 7 North, Range 84 West of the 6th Principal Meridian, Routt County, Colorado. (See Exhibit A)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in any way 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.

AND the Grantor does hereby covenant and agree that, at the time of the execution and delivery of these presents, the Grantor is lawfully seized in fee simple of the above-described premises, has full right and authority to convey the same, and that the same are free and clear from all liens and encumbrances, except for those specifically noted herein.

AND the Grantor does hereby warrant the title to said premises against all and every person lawfully claiming or to claim the whole or any part thereof and shall defend the same against any and all claims.

EXCEPTIONS TO TITLE:

TO HAVE AND TO HOLD the said premises, with all the rights, privileges, and appurtenances thereunto belonging, unto the Grantee, their heirs, successors, and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this General Warranty Deed as of the day and year first above written.

GRANTOR SIGNATURES

Michael C. Jennings

STATE OF COLORADO

COUNTY OF ROUTT

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Michael C. Jennings.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

GRANTOR:

Stephanie L.K. Jennings

STATE OF COLORADO

COUNTY OF ROUTT

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Stephanie L.K. Jennings.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

GRANTEE ACCEPTANCE

GRANTEE:

Lance B. Markowitz

STATE OF COLORADO

COUNTY OF ROUTT

The foregoing instrument was acknowledged before me this ____ day of _____, 20, by Lance B. Markowitz.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

GRANTEE:

Julie B. Markowitz

STATE OF COLORADO

COUNTY OF ROUTT

The foregoing instrument was acknowledged before me this ____ day of _____, 20, by Julie B. Markowitz.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

Exhibit A

A tract of land located in the North $\frac{1}{2}$ South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 28, Township 7 North, Range 84 West of the 6th P.M., Routt County, Colorado

A tract of land located in the North $\frac{1}{2}$ South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 28, Township 7 North, Range 84 West of the 6th P.M., Routt County, Colorado also known as the North $\frac{1}{2}$ of Legal Description per Reception No. 835843 of the records of the Routt County Clerk and Recorder more particularly described as follows;

Beginning at the monumented 3.5" BLM Aluminum Cap, set on the NE corner of SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 28, thence, S 00° 18' 53" W for a distance of 682.22 feet to a yellow plastic cap on #5 rebar, PLS 12881, the true point of beginning;

Thence, S 89° 40' 00" E for a distance of 1319.97 feet to a point of intersection with the East $\frac{1}{16}$ th line of Section 28;

Thence, S 00° 00' 08" W for a distance of 333.37 feet along the east $\frac{1}{16}$ th line of Section 28 to a point on a line;

Thence, S 89° 59' 40" W for a distance of 1320.39 feet to a point of intersection with the west line of the Southeast $\frac{1}{4}$ of Section 28;

Thence, N 00° 22' 34" W for a distance of 118.96 feet along the west line of the Southeast $\frac{1}{4}$ of Section 28 to a found 1 $\frac{1}{2}$ " yellow plastic cap on #5 rebar, PLS 12881;

Thence, continuing along the west line of the Southeast $\frac{1}{4}$ of Section 28, N 00° 19' 10" E for a distance of 222.22 feet to the true point of beginning;

Said tract contains 10.23 acres.

Legal description by Walter N. Magill, Colorado Professional Land Surveyor PLS 38024 for and on behalf of Four Points Surveying and Engineering