

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ day of _____, 2025, by and between Mark H. Nathanson and Irene C. Nathanson, whose address is 1860 S. Newport Street, Denver, Colorado 80224, hereinafter referred to as "Grantor(s)," and Russell L. Overgaard and Gail A. Overgaard, whose address is 40205 RCR 44, Steamboat Springs, Colorado 80487, hereinafter referred to as "Grantee(s)."

WITNESSETH, that the Grantor(s), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold, and conveyed, and by these presents do grant, bargain, sell, and convey unto the Grantee(s), their heirs, successors, and assigns, all the real property, together with improvements, if any, situate in the County of Routt, State of Colorado, described as follows:

See Exhibit A

TO HAVE AND TO HOLD the same, together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, forever.

AND Grantor(s), for themselves, their heirs, successors, and assigns, do covenant and agree that they shall and will WARRANT AND DEFEND the title to the above-described real property unto the Grantee(s), their heirs, successors, and assigns, against all and every person lawfully claiming or to claim the whole or any part thereof, by, through, or under the Grantor(s), but not otherwise.

IN WITNESS WHEREOF, the Grantor(s) have executed this Special Warranty Deed as of the day and year first above written.

GRANTOR(S):

Mark H. Nathanson

Irene C. Nathanson

STATE OF COLORADO)

) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Mark H. Nathanson and Irene C. Nathanson.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: _____

GRANTEE(S) ACKNOWLEDGEMENT:

Russell L. Overgaard

Gail A. Overgaard

STATE OF COLORADO)

) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Russell L. Overgaard and Gail A. Overgaard.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: _____

Exhibit A

A tract of land located in the SE ¼ SE ¼ of Section 1, Township 6 North, Range 86 West of the 6th P.M., Routt County, Colorado

A tract of land located in the SE ¼ SE ¼ of Section 1, Township 6 North, Range 86 West of the 6th P.M., Routt County, Colorado, more particularly described as follows;

Commencing at the SE Corner of Section 1, Township 6 North, Range 86 West of the 6th P.M., Routt County, Colorado, as monumented by a 2 ½" brass U.S. GLO (1913) brass cap;

Thence along the east line of Section 1, N 02°41'02" E, a distance of 1310.44 feet to the True Point of Beginning, being the South 1/16 section corner of Section 1 (T6N, R86W) and Section 6 (T6N, R85W), as monumented by a 2" aluminum cap PLS 24318;

Thence S 02°41'02" W, a distance of 486.00 feet;

Thence N 87°18'58" W, a distance of 90.00 feet;

Thence N 02°41'02" E, a distance of 482.68 feet;

Thence S 89°25'34" E, a distance of 90.06 feet to the True Point of Beginning, said tract contains 1.00 acres more or less.

Basis of Bearing: N 02°41'02" E along the monumented east line of Section 1, Township 6 North, Range 86 West of the 6th P.M., Routt County, Colorado.