

## SPECIAL WARRANTY DEED

THIS DEED, made this 17th day of June, 2020, between

**LAWRENCE M. BELTON AND CHRISTY S. BELTON**

whose address is P.O. Box 773025, Steamboat Springs, CO 80477, GRANTOR(S), and

**TARA SANDERS SOLE PROPRIETOR 401(K) PSP**

whose address is P.O. Box 771932, Steamboat Springs, CO 80477, GRANTEE(S):

**WITNESS**, that the grantor(s), for and in consideration of the sum of Eight Hundred Fifty Thousand and 00/100 Dollars (\$850,000.00), 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), grantee's heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Routt and State of Colorado, described as follows:

### FOR LEGAL DESCRIPTION

**SEE EXHIBIT "A" ATTACHED HERETO AND FORMING A PART HEREOF**

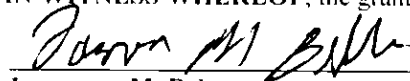
also known by street and number as: **26650 Wheeler Creek Lane, Steamboat Springs, CO 80487**

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appurtenant, 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:

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the grantee, grantee's heirs and assigns forever. The grantor(s), for the grantor, grantor's heirs, and personal representatives or successors, does covenant and agree that grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, grantee's heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the grantor, except for general taxes for the current and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any; subject to Statutory Exceptions as defined in C.R.S. §38-30-113, Revised.

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

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



Lawrence M. Belton



Christy S. Belton

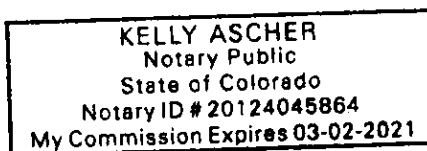
STATE OF: Colorado

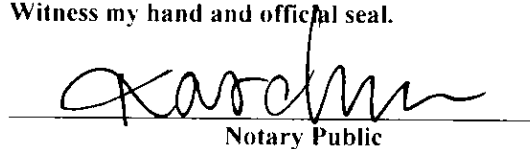
COUNTY OF: Routt

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 17th day of June, 2020 by Lawrence M. Belton and Christy S. Belton.

My Commission expires:

Witness my hand and official seal.



  
Notary Public

**Return: Grantee**

**EXHIBIT "A"**

Attached to and forming a part of  
**SPECIAL WARRANTY DEED**  
between

GRANTOR: **LAWRENCE M. BELTON AND CHRISTY S. BELTON**

GRANTEE: **TARA SANDERS SOLE PROPRIETOR 401(K) PSP**

**LEGAL DESCRIPTION**

**PARCEL 1:**

**35.01 ACRES & IMPROVEMENTS**

Legal Description of the Parcel of land located in portions of Lots 10 & 11, Tracts 105 and 106, Sections 28, & 33, Township 8 North, Range 85 West, of the 6TH PM, Routt County, Colorado, and more particularly described as follows,  
Beginning Angle Point Number 5 of Tract 87,  
thence South 03 ° 55'22" West a distance of 1296.32 feet to  
Angle point 2 Tract 106;  
thence South 02 ° 28'31" West a distance of 1045.96 feet to the True Point of Beginning,  
thence along a curve to the left having a radius of 255.00 feet  
108.11 feet along said curve along said, curve having a chord direction of South 51° 00'11" West and a chord length of 107.30 feet;  
thence South 38 ° 51'27" West a distance of 72.87 feet;  
thence along a curve to the right having a radius of 195.00 feet  
91.99 feet along said curve along said curve having a chord direction of South 52 ° 22'17" West and a chord length of 91.14 feet;  
thence South 65 ° 53'08" West a distance of 208.70 feet;  
thence along a curve to the left having a radius of 255.00 feet  
154.62 feet along said curve along said curve having a chord direction of South 48 ° 30'53" West and a chord length of 152.26 feet;  
thence South 31 ° 08'38" West a distance of 96.49 feet;  
thence along a curve to the left having a radius of 180.00 feet  
47.04 feet along said curve along said curve having a chord direction of South 23 ° 39'26" West and a chord length of 46.91 feet;  
thence South 16 ° 10'14" West a distance of 130.12 feet;  
thence along a curve to the right having a radius of 120.00 feet  
70.07 feet along said curve along said curve having a chord direction of South 32 ° 53'57" West and a chord length of 69.08 feet;  
thence South 68 ° 20'23" East a distance of 232.01 feet;  
thence South 89 ° 14'24" East a distance of 892.01 feet;  
thence North 09 ° 27'11" East a distance of 92.69 feet;  
thence North 09 ° 27'11" East a distance of 148.68 feet;  
thence North 11 ° 16'04" East a distance of 119.70 feet;  
thence North 14° 28'41" East a distance of 53.26 feet;  
thence North 16 ° 54'12" East a distance of 72.40 feet;  
thence South 88 ° 26'58" East a distance of 354.79 feet;  
thence South 88 ° 26'58" East a distance of 95.13 feet;



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June 17, 2020  
11:23 AM

thence North  $00^{\circ} 00' 00''$  West a distance of 1539.13 feet;  
thence North  $89^{\circ} 22' 59''$  West a distance of 465.73 feet;  
thence South  $38^{\circ} 34' 32''$  East a distance of 6.56 feet;  
thence along a curve to the right having a radius of 13633 feet  
100.22 feet along said curve along said curve having a chord direction of  
South  $16^{\circ} 26' 21''$  East and a chord length of 97.98 feet;  
thence South  $05^{\circ} 41' 56''$  West a distance of 102.16 feet;  
thence South  $05^{\circ} 41' 56''$  West a distance of 47.85 feet;  
thence South  $03^{\circ} 11' 20''$  West a distance of 397.82 feet;  
thence along a curve to the right having a radius of 175.00 feet  
71.54 feet along said curve along said curve having a chord direction of  
South  $14^{\circ} 54' 06''$  West and a chord length of 71.04 feet;  
thence South  $26^{\circ} 36' 46''$  West a distance of 158.31 feet;  
thence along a curve to the right having a radius of 175.00 feet  
42.48 feet along said curve along said curve having a  
chord direction of South  $33^{\circ} 34' 04''$  West and a chord length of 4/38 feet;  
thence South  $40^{\circ} 31' 18''$  West a distance of 35838 feet;  
thence along a curve to the right having a radius of 147.03 feet  
61.84 feet along said curve along said curve having a chord direction of  
South  $52^{\circ} 19' 41''$  West and a chord length of 6138 feet;  
thence South  $64^{\circ} 08' 05''$  West a distance of 138.26 feet;  
thence along a curve to the left having a radius of 225.00 feet  
21.11 feet along said curve along said curve having a chord direction of  
South  $61^{\circ} 26' 46''$  West and a chord length of 21.10 feet;  
thence North  $02^{\circ} 28' 31''$  East a distance of 35.17 feet, to the True.  
Point of Beginning, containing 35.01 acres more or less.

BEARINGS ARE BASED UPON THE LINE BETWEEN  
AP 1 TR 109 GLO BRASS CAP AND AP 6 TR 106 A GLO BRASS CAP AS  
BEING  $588^{\circ} 55' 43''$  E ASSUMED BASED UPON A RTK GPS SURVEY

COUNTY OF ROUTT  
STATE OF COLORADO

County of **Routt**, State of **Colorado**.

also known by street and number as: **26650 Wheeler Creek Lane, Steamboat Springs, CO 80487**