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GENERAL WARRANTY DEED

This Deed, made September 18, 2020

Between Keith M. Kramer and Stacey L. Kramer of the County Routt, State of Colorado, grantor(s) and Christopher S. Reed and Keelin K. Regan-Reed, as Joint Tenants whose legal address is _____

1807 Dorothy Circle, Longmont CO 80503 County of Boulder, and
State of Colorado, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of **SEVENTY-NINE THOUSAND DOLLARS AND NO/100'S (\$79,000.00)** 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, 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 59, 60 and 65, Sky Hitch at Stagecoach,
County of Routt, State of Colorado.

also known by street and number as 20680 Stirrup Way, 20640 Stirrup Way and 34130 Whiffle Tree Trail, Oak Creek, CO 80467

TOGETHER with all and singular 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, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, 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.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. 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 on the date set forth above.

SELLERS:


Keith M. Kramer


Stacey L. Kramer

HTC

Warranty Deed - General

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STATE OF COLORADO
COUNTY OF Routt

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The foregoing instrument was acknowledged, subscribed and sworn to before me **September 18, 2020** by **Keith M. Kramer and Stacey L. Kramer.**

Witness my hand and official seal.



Notary Public
My Commission expires:

