

SPECIAL WARRANTY DEED

THIS DEED, dated July 27, 2020, between **Darrell Don Wilson**, Grantor, and **Back Atcha LLC, a Colorado limited liability company**, whose address is 35975 US Highway 40, Steamboat Springs, Colorado, 80487, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of ONE MILLION DOLLARS (\$1,000,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents grants, bargains, sells, conveys, and confirms unto the Grantee, its successors and assigns forever, all right, title, and interest in the real property, together with improvements, if any, situate, lying and being in the County of Routt, State of Colorado, described as follows:

See attached and incorporated Exhibit A.

(Assessor's Schedule Number: R3205603, Parcel No. 936283005)
also known by street and number as: **753 Dougherty Road, Steamboat Springs, Colorado 80487**

TOGETHER with all and singular the hereditaments and appurtenances thereto 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, appurtenances and water rights, if any, appurtenant to the lands.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee, and its successors and assigns forever. And the Grantor, its heirs, successors and assigns, does covenant, grant, bargain, and agree to and with the Grantee, its successors and assigns, that at the time of the ensealing 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 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 or nature whatsoever, except: **real property taxes for the year 2020 and subsequent years, easements apparent and of record, and reservations, restrictions, easements, and covenants of record, if any.**

(See following page for signature and Notary acknowledgment.)

The Grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof by, through or under the Grantor.

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

Darrell Don Wilson

Darrell Don Wilson

STATE OF TEXAS)
COUNTY OF BROWN) ss.

The foregoing instrument was acknowledged before me this 16th day of May, 2020, Darrell Don Wilson.

Witness My Hand and Official Seal.
My Commission expires: 10/12/2022

Betty Ann Barron
Notary Public

(NOTARY SEAL)



EXHIBIT A
LEGAL DESCRIPTION

Parcel B:

A tract of land in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 6 North, Range 84 West of the 6th P.M., bounded by a line described as follows:

Beginning at the SW corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28;

Thence Northerly 345.21 feet along the West boundary of said SE $\frac{1}{4}$ SW $\frac{1}{4}$;

Thence N 87°44'01" E, 630.00 feet;

Thence S 00°10'00" W, 345.21 feet to the South boundary of said SE $\frac{1}{4}$ SW $\frac{1}{4}$;

Thence S 87°44'00" W, 630.00 feet along the South boundary of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ to the Point of Beginning,

County of Routt, State of Colorado.

Parcel C:

An easement and right of way for a road, conveyed by Deeds recorded October 9, 1969 in Book 339 at Page 191, and in Book 339 at Page 192 of the Routt County records, to wit:

An easement and right-of-way for a road, for the common uses of the grantor and the grantees, located in the SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 28, Township 6 North, Range 84 West of the 6th P.M., 30 feet in width, the Northerly boundary of which commences at the Northeast corner of tract conveyed by Deed recorded in Book 335 at Page 631, in the office of the Clerk and Recorder of said Routt County, and runs thence S 87°44'01" W on the North boundary line of said tract to its intersection with the Easterly bank of the Yampa River, excepting therefrom that portion of said easement lying within Parcel B and excepting that portion lying within U.S. Highway No. 40,

County of Routt, State of Colorado.