

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED**, Made this 22<sup>nd</sup> day of November, 2005, is between **Christian Heritage School, a Colorado nonprofit corporation**, whose legal address is P.O. Box 773149, Steamboat Springs, County of Routt, State of Colorado, as the "Grantor," and **Christian Heritage Foundation of Steamboat Springs., a Colorado nonprofit corporation**, whose legal address is 830 Lincoln Avenue, Steamboat Springs, CO 80487, as the "Grantee."

**WITNESSETH**, That the Grantor, for and in consideration of ONE DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto the Grantee, its successors and assigns forever, the real property, together with improvements, if any, situate, lying and being in the County of Routt, State of Colorado, which is described as follows:

Parcel E and Parcel F, Heritage Park Subdivision, according to the Plat thereof at File No. 12,511, Routt County real property records, TOGETHER WITH a perpetual and non-exclusive easement for pedestrian and vehicular access, for installation and maintenance of a roadway, and for installation, maintenance and replacement of utilities, on, over and across all that part of Brandon Circle lying West of a line connecting the Southwest Corner of Lot 1 and the Northwest Corner of Lot 39, in said Heritage Park Subdivision.

**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 and appurtenances;

**TO HAVE AND TO HOLD** the said premises above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its heirs and personal representatives or successors, does covenant and agree that it 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 claiming the whole or any part thereof, by, through or under the Grantor, subject to easements, restrictions, covenants, reservations, mortgages, deeds of trust, and matters of record, and subject to the recorded plat, the final PUD plan, and the subdivision improvements agreement for the Heritage Park Subdivision.

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

Christian Heritage School, a Colorado nonprofit corporation,

By:

  
Warren Geldmeier, President

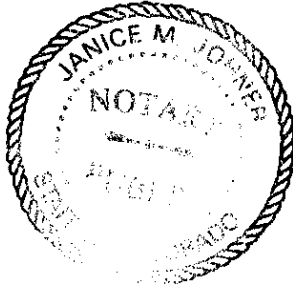


STATE OF COLORADO )  
COUNTY OF ROUTT )

The foregoing instrument was acknowledged before me this 22 day of November, 2005, by Warren Geldmeier, as President, of Christian Heritage School, a Colorado nonprofit corporation.

Witness my hand and official seal.

My Commission Expires:  
7-11-2008



Janice M. Johner  
Notary Public