

SPECIAL WARRANTY DEED

THIS DEED, made this 15th day of April, 2021, between

JOHN D. LOTTES

whose address is 2032 West 3rd St., Craig, CO 81625, GRANTOR(S), and

ASPENWOOD HOMES, LLC

whose address is PO Box 882044, Steamboat Springs, CO 80488, GRANTEE(S):

RECEPTION#: 823380

04/16/2021 at 12:22:50 PM, Pg 1 of 1

R: \$13.00, D: \$7.20

Kim Bonner, Routt County, CO

WITNESS, that the grantor(s), for and in consideration of the sum of Seventy Two Thousand and 00/100 Dollars (\$72,000.00), 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:

Lot 104, MEADOWGREEN AT STAGECOACH, REPLAT NO. 4, according to the Plat recorded September 1, 1998 at File No. 12585, County of Routt, State of Colorado

also known by street and number as: 29946 Rock Point Trail, Oak Creek, CO 80469

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.


John D. Lottes

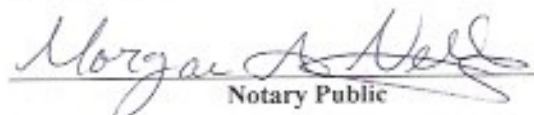
STATE OF: Colorado

COUNTY OF: MOFFAT

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 15th day of April, 2021 by John D. Lottes.

My Commission expires: 8/28/24

Witness my hand and official seal.


Notary Public

MORGAN A. NELSON

NOTARY PUBLIC

STATE OF COLORADO

NOTARY ID #20204030178

My Commission Expires August 28, 2024



TITLE COMPANY
of the south

SPECIAL WARRANTY DEED -

Return: Grantee

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April 14, 2021

4:07 PM