

SPECIAL WARRANTY DEED

THIS DEED, made this 1st day of September, 2021, between

DARREN C. ZAMZOW AND CARROLL P. ZAMZOW

whose address is P.O. Box 874, Clark, CO 80428, GRANTOR(S), and

JONES OUTPOST HOLDING, LLC

whose address is 1314 East Forest Ave, Wheaton, IL 60187, GRANTEE(S):

WITNESS, that the grantor(s), for and in consideration of the sum of One Million Five Hundred Thousand and 00/100 Dollars (\$1,500,000.00), 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

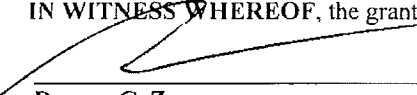
also known by street and number as: **60880 RCR 129, Clark, CO 80428**

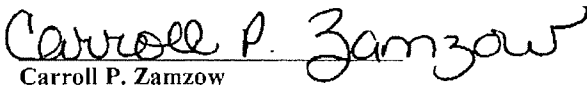
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appurtenant, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either 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.


Darren C. Zamzow


Carroll P. Zamzow

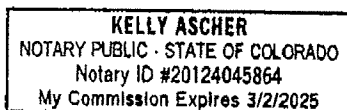
STATE OF: Colorado

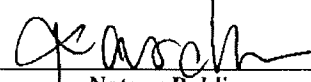
COUNTY OF: Routt

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 1 day of September, 2021 by Darren C. Zamzow and Carroll P. Zamzow.

My Commission expires: 3/2/2025

Witness my hand and official seal.




Notary Public



Return: Grantee

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September 1, 2021
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EXHIBIT "A"

Attached to and forming a part of
SPECIAL WARRANTY DEED

between

GRANTOR: DARREN C. ZAMZOW AND CARROLL P. ZAMZOW

GRANTEE: JONES OUTPOST HOLDING, LLC

LEGAL DESCRIPTION

PARCEL A:

**A TRACT OF LAND IN TRACT 51, TOWNSHIP 10 NORTH, RANGE 85 WEST OF THE 6TH
PRINCIPAL MERIDIAN, BOUNDED BY A
LINE DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT 51 FROM WHICH AP-4 OF
SAID TRACT 51 BEARS NORTH 00
DEGREES 04 MINUTES 30 SECONDS WEST 658.52 FEET;
THENCE NORTH 89 DEGREES 21 MINUTES 26 SECONDS EAST 661.50 FEET;
THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS EAST 658.51 FEET TO THE
SOUTHERLY BOUNDARY OF SAID TRACT 51;
THENCE SOUTH 89 DEGREES 31 MINUTES 26 SECONDS WEST 661.50 FEET ALONG SAID
SOUTHERLY BOUNDARY TO AP-5 OF
SAID TRACT 51;
THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS WEST 658.51 FEET ALONG THE
WESTERLY BOUNDARY OF SAID TRACT
51 TO THE POINT OF BEGINNING,**

**SUBJECT TO THE EFFECT OF BOUNDARY LINE AGREEMENT RECORDED MARCH 8,
2001 UNDER RECEPTION NO. 541580, ROUTT
COUNTY RECORDS.**

PARCEL B:

**A TRACT OF LAND LOCATED IN TRACT 59 OF SECTIONS 28 AND 29, ALL IN TOWNSHIP
10 NORTH, RANGE 85 WEST OF THE 6TH
PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH BOUNDARY LINE OF
HIGHWAY NO. 129 AND THE NORTH LINE
OF TRACT 59 FROM WHICH AP-2 TRACT 59 BEARS SOUTH 89 DEGREES 39 MINUTES 59
SECONDS WEST 107.42 FEET, SAID
NORTH BOUNDARY LINE OF HIGHWAY 129 AS SHOWN ON THE PLAT OF STEAMBOAT
LAKE FILING NO. 6 AS FILED WITH THE
ROUTT COUNTY CLERK AND RECORDER,
THENCE NORTH 89 DEGREES 39 MINUTES 59 SECONDS EAST 554.08 FEET ALONG SAID
NORTH LINE,
THENCE SOUTH 00 DEGREES 00 MINUTES 05 SECONDS EAST 364.36 FEET ALONG A LINE
PARALLEL WITH THE EAST LINE OF
TRACT 49 TO THE ABOVE SAID NORTH BOUNDARY LINE OF HIGHWAY NO. 129 BEING**



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ON A CURVE FROM WHICH THE RADIUS
POINT BEARS SOUTH 35 DEGREES 41 MINUTES 07 SECONDS WEST 6030.0 FEET,
THENCE ALONG SAID NORTH BOUNDARY LINE ON A CURVE TO THE LEFT A DISTANCE
OF 384.15 FEET AND WHOSE CHORD
BEARS NORTH 56 DEGREES 08 MINUTES 23 SECONDS WEST 384.08 FEET,
THENCE NORTH 57 DEGREES 57 MINUTES 53 SECONDS WEST 277.38 FEET ALONG SAID
NORTH BOUNDARY LINE TO THE
POINT OF BEGINNING,

EXCEPTING FROM SAID TRACTS A AND B ALL THAT PORTION AS DESCRIBED IN DEED
RECORDED JULY 2, 1996 IN BOOK 722
AT PAGE 324 OF THE ROUTT COUNTY RECORDS.

PARCEL C FOR ACCESS, PARCEL D FOR RIGHT OF WAY, AND PARCEL E ACCESS AND
UTILITY EASEMENT, BEING THE SAME
PROPERTY AS DESCRIBED AS PARCELS C, D AND E IN INSTRUMENT RECORDED
DECEMBER 1, 1992 IN BOOK 680 AT PAGE 720
OF THE ROUTT COUNTY RECORDS,

COUNTY OF ROUTT,
STATE OF COLORADO

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

also known by street and number as: **60880 RCR 129, Clark, CO 80428**



SPECIAL WARRANTY DEED • PHOTOGRAPHIC
RECORD

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