



State Documentary Fee
Date: October 14, 2021
\$240.00

Special Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(b))

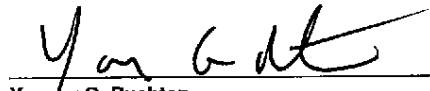
Grantor(s), **YANCEY G. RUSHTON AND LEIGH E. RUSHTON**, whose street address is **PO BOX 772992, STEAMBOAT SPRINGS, CO 80477**, City or Town of **STEAMBOAT SPRINGS**, County of **Routt** and State of **Colorado**, for the consideration of **(\$2,400,000.00) ***Two Million Four Hundred Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **THE V. GAIL JENSEN LIVING TRUST**, whose street address is **1625 MID VALLEY DRIVE SUITE 1 PMB 185, Steamboat Springs, CO 80487**, City or Town of **Steamboat Springs**, County of **Routt** and State of **Colorado**, the following real property in the County of **Routt** and State of **Colorado**, to wit:

See attached "Exhibit A"

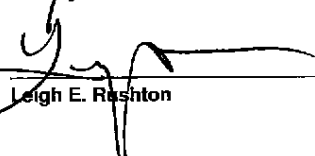
also known by street and number as: **30100 COUNTY ROAD 14E, STEAMBOAT SPRINGS, CO 80487**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of **October 14, 2021**.



Yancey G. Rushton



Leigh E. Rushton

State of **Colorado**)
)ss.
County of **ROUTT**)

The foregoing instrument was acknowledged before me on this day of **October 14th, 2021** by **YANCEY G. RUSHTON AND LEIGH E. RUSHTON**

Witness my hand and official seal

My Commission expires: 11/15/24



Notary Public

JOLENE ENGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204002061
My Commission Expires January 15, 2024

When recorded return to: **THE V. GAIL JENSEN LIVING TRUST**
1625 MID VALLEY DRIVE SUITE 1 PMB 185, Steamboat Springs, CO 80487



Exhibit A

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ROUTT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 29;

THENCE NORTH 01° 28'05" EAST 457.97 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE NORTH 88° 49'45" WEST 1462.94 FEET;

THENCE NORTH 01° 35' 53" EAST 276.57 FEET;

THENCE NORTH 88° 51'24" WEST 1159.14 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 29;

THENCE SOUTH 01° 35'53" WEST 736.50 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID SECTION 29;

THENCE SOUTH 88° 53'03" EAST 2623.13 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING.

BEARINGS ARE BASED UPON THE MONUMENTED SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29 BEING NORTH 88° 53'03" WEST. SAID MONUMENTS BEING A 2 INCH BRASS DISK AFFIXED TO A 3/4 INCH PIPE SET FOR THE SOUTHWEST CORNER AND SOUTH QUARTER CORNER OF SECTION 29.