



FNTC

File No.: F0726640-385-71D

SPECIAL WARRANTY DEED

THIS DEED, Made this 12 day of November, 2021 between

David M Susla and Laurie C Susla

of the County of Hennepin and State of Minnesota, grantor(s), and

Morgan L Brown and Andrew J Hau

whose legal address is 36871 Tree Haus Dr, Steamboat Springs, CO 80487

of the County of Routt, State of Colorado, grantee(s):

WITNESS, That the grantor(s), for and in consideration of the sum of **One Million Seven Hundred Twenty-Five Thousand Dollars and No/100's (\$1,725,000.00)**, 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), his heirs and assigns forever not in tenancy in common but in joint tenancy, all the real property together with improvements, if any, situate, lying and being in the County of Routt, State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as 36871 Tree Haus Dr, Steamboat Springs, CO 80487

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs, and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).


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(s) has executed this deed on the date set forth above.

SELLERS:



David M Susla

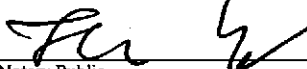


Laurie C Susla

STATE OF Minnesota
COUNTY OF Hennepin

} ss:

The foregoing instrument was acknowledged before me this 10 day of November, 2021 by David M Susla and Laurie C Susla



Notary Public

Witness my hand and official seal.

My Commission expires: 11/11/25

