

HERITAGE TITLE COMPANY, INC.

685 Marketplace Plaza, Unit C-10, Steamboat Springs, CO 80487

Phone: (970) 879-1611 Fax: (866) 363-5825

Buyers/Borrowers Settlement Statement
FINAL

Escrow No: H0636760 - 328 ID1 Close Date: 03/31/2021 Proration Date: 03/31/2021 Disbursement Date: 03/31/2021

Buyer(s)/Borrower(s): Joshua P. Babyak
Carrie R. Babyak
Seller(s): Benjamin S. Hoffner
Abigail M. Hoffner
Lender: Cash Loan #:
Property: 29400 County Road 14
Steamboat Springs, CO 80487-9608
Brief Legal: TRS IN NE4SW4, PT OF LOT 3 SEC 31-5-84; PT OF TR 90 (AKA TRS IN SE4SE4) SEC 36-5-85 TOTAL: 55.2 AC
(PER REC# 761060, 761061)

| Description | Debit | Credit |
|--|-----------------|--------------|
| TOTAL CONSIDERATION: Sale Price of Property Deposit | 2,105,000.00 | 100,000.00 |
| NEW AND EXISTING ENCUMBRANCES: New Loan from Cash | | |
| NEW LOAN CHARGES: - Cash Title - Settlement Fee to Heritage Title Company, Inc. | 175.00 | |
| REAL ESTATE CLOSING CHARGES Title - Tax Cert to Heritage Title Company, Inc. | 10.00 | |
| RECORDING FEES: Recording Fee For Deed to Heritage Title Company, Inc. Tax Stamp For State Deed to Heritage Title Company, Inc. | 23.00 210.50 | |
| ADDITIONAL CHARGES: Bargain and Sale Deed to Heritage Title Company, Inc. | 18.00 | |
| PRORATIONS AND ADJUSTMENTS: County Taxes from 1/1/2021 to 3/31/2021 based on the Annual amount of \$1,225.32 | | 298.78 |
| Sub Totals | 2,105,436.50 | 100,298.78 |
| Balance Due From Buyer /Borrower | | 2,005,137.72 |
| Totals | 2,105,436.50 | 2,105,436.50 |

Buyer(s)/Borrower(s):

DocuSigned by: 3/31/2021 Date
Joshua P. Babyak
DocuSigned by: 3/26/2021 Date
Carrie R. Babyak

Settlement Agent:

HERITAGE TITLE COMPANY, INC.

by Iva Dorr Date 3-31-21

Selling Agent:

DocuSigned by: 3/31/2021 Date
Darinda Baldinger
Steamboat Sotheby's International Realty

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement. We/I authorize HERITAGE TITLE COMPANY, INC. to cause the funds to be disbursed in accordance with this statement.

HTC

Escrow No.: H0636760-328-ID1

WARRANTY DEED

This Deed, made March 31, 2021

Between Fair Acres Ranch, LLC a Colorado limited liability company of the County Routt, State of Colorado, grantor(s) and Benjamin S. Hoffner and Abigail M. Hoffner as Joint Tenants whose legal address is 29400 RCR 14, Steamboat Springs, CO 80487 County of Routt, and State of Colorado, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of **Ten and No/100 (\$10.00)** 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, their heirs and assigns forever, 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 **29400 County Road 14, Steamboat Springs, CO 80487-9608**

TOGETHER with all and singular 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, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

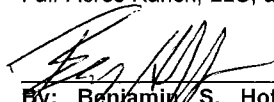
TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, **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.**

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. 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 on the date set forth above.

SELLER:

Fair Acres Ranch, LLC, a Colorado limited liability company



By: Benjamin S. Hoffner, as Chief Executive Manager



By: Abigail M. Hoffner, as Managing Member

STATE OF COLORADO
COUNTY OF ROUTT

} ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me March 30, 2021 by Benjamin S. Hoffner, as Chief Executive Manager and Abigail M. Hoffner, as Managing Member of Fair Acres Ranch, LLC, a Colorado limited liability company.

Witness my hand and official seal.



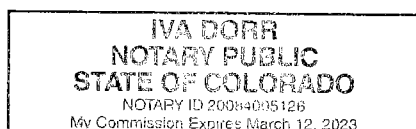
Notary Public
My Commission expires:

Exhibit A

A tract of land located in the NE1/4SW1/4 and Lot 3 of Section 31, Township 5 North, Range 84 West and in Tract 90, Section 36, Township 5 North, Range 85 West of the 6th P.M., bounded by a line described as follows:

Beginning at the NE corner of a parcel of land as conveyed by deed appearing in Book 548 at Page 349 from which the Corner of Section 31 Bears N 01°15'15" E 751.35 feet,
thence West 914.42 feet along the North line of said parcel,
thence S 68°27'14" W 784.79 feet along the North line of said parcel,
thence N 89°43'46" W 1163.63 feet along the North line of said parcel to the Northwest corner of said parcel and the East right of way fence of County Road No. 14,
thence along said East right of way fence for the following twelve(12) courses:

- 1) N 37°06'46" E 197.58 feet,
- 2) N 23°41'57" E 119.88 feet,
- 3) N 24°05'44" E 64.01 feet,
- 4) N 13°26'43" W 44.84 feet,
- 5) N 80°01'46" W 8.23 feet,
- 6) N 49°13'38" W 16.14 feet,
- 7) N 02°56'13" E 95.01 feet,
- 8) N 02°40'02" E 38.36 feet,
- 9) N 00°12'37" E 96.09 feet,
- 10) N 01°33'28" E 94.28 feet,
- 11) N 00°59'53" E 164.07 feet,
- 12) N 03°01'53" E 174.40 feet to the North line of Lot 3, Section 31,

thence S 89°48'02" E 2640.01 feet along said North line and the North line of the NE1/4SW1/4, Section 31 to the center of Section 31,

thence S 01°15'15" W 751.35 feet along the East line of the SW1/4 to the Point of Beginning.

Bearing based upon the South line of the SW1/4, Section 31 being East.

EXCEPT two parcels of land being more particularly described in that Warranty Deed to Routt County, Colorado recorded June 10, 2010 at Reception No. 699801

County of Routt, State of Colorado.

HTC

Escrow No.: H0636760-328-ID1

Doc Fee: \$210.50

GENERAL WARRANTY DEED

This Deed, made March 31, 2021

Between Benjamin S. Hoffner and Abigail M. Hoffner of the County Routt, State of Colorado, grantor(s) and Joshua P. Babyak and Carrie R. Babyak, as Joint Tenants whose legal address is 4011 South University Dr.,
Davie, FL 33328 County of Broward, and State of Florida,
 grantee.

WITNESS, That the grantor, for and in the consideration of the sum of **TWO MILLION ONE HUNDRED FIVE THOUSAND DOLLARS AND NO/100'S (\$2,105,000.00)** 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, their heirs and assigns forever, 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 **29400 County Road 14, Steamboat Springs, CO 80487-9608**

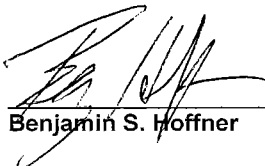
TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either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

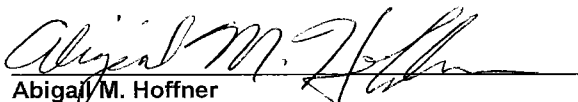
TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, **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.**

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. 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 on the date set forth above.

SELLERS:


 Benjamin S. Hoffner


 Abigail M. Hoffner

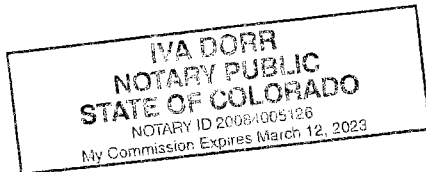
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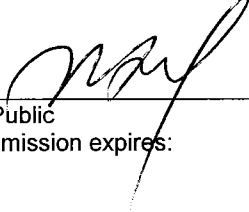
STATE OF COLORADO
COUNTY OF ROUTT

}ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me March 30, 2021 by Benjamin S. Hoffner and Abigail M. Hoffner.

Witness my hand and official seal.





Notary Public
My Commission expires:

Exhibit A

A tract of land located in the NE1/4SW1/4 and Lot 3 of Section 31, Township 5 North, Range 84 West and in Tract 90, Section 36, Township 5 North, Range 85 West of the 6th P.M., bounded by a line described as follows:

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thence N 89°43'46" W 1163.63 feet along the North line of said parcel to the Northwest corner of said parcel and the East right of way fence of County Road No. 14,
thence along said East right of way fence for the following twelve(12) courses:

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- 6) N 49°13'38" W 16.14 feet,
- 7) N 02°56'13" E 95.01 feet,
- 8) N 02°40'02" E 38.36 feet,
- 9) N 00°12'37" E 96.09 feet,
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Bearing based upon the South line of the SW1/4, Section 31 being East.

EXCEPT two parcels of land being more particularly described in that Warranty Deed to Routt County, Colorado recorded June 10, 2010 at Reception No. 699801

County of Routt, State of Colorado.

TD-1000 Confidential Document

This form provides essential market information to the county assessor to ensure accurate, fair and uniform assessments for all property. **This document is not recorded, is kept confidential, and is not available for public inspection.**

This declaration must be completed and signed by either the grantor (seller) or grantee (buyer).

Questions 1, 2, 3, and 4 may be completed (prefilled) by a third party, such as a title company or closing agent, familiar with details of the transaction. The signatory should confirm accuracy before signing.

This form is required when conveyance documents are presented for recording. If this form is not completed and submitted, the county assessor may send notice. If the completed and signed form is not returned to the assessor within 30 days of notice, the assessor may impose a penalty of \$25.00 or 0.025% (0.00025) of the sale price, whichever is greater.

Additional information as to the purpose, requirements, and level of confidentiality regarding this form are outlined in Colorado Revised Statutes, sections 39-14-102, 39-5-121.5, and 39-13-102.

1. Physical Address and/or legal description of the real property sold: Please do not use P.O. Box numbers.
29400 County Road 14, Steamboat Springs, CO 80487-9608
2. Type of property purchased: ☒ Single Family Residential ☐ Townhome ☐ Condominium ☐ Multi-Unit Residential
☐ Commercial ☐ Industrial ☐ Agricultural ☐ Mixed Use ☐ Vacant Land ☐ Other
3. March 31, 2021 February 17, 2021
Date of closing: mm/dd/yyyy Date of contract: mm/dd/yyyy
4. \$ 2,105,000.00 \$ _____
Total sale price: Include all real and personal property Contracted price (if different from final sale price)

5. List any personal property included in the transaction that materially impacts the total sale price. Personal property may include, but is not limited to: machinery or equipment, vehicles, exceptional appliances, electronic devices, furniture, or anything that would not typically transfer with the real property (attach additional pages if necessary).

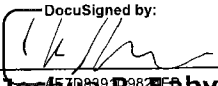
| <u>Description</u> | <u>Approximate Value</u> |
|--------------------------|--------------------------|
| _____ | \$ _____ |
| _____ | \$ _____ |
| _____ | \$ _____ |
| Personal Property Total: | \$ _____ |

If no personal property is listed, the entire purchase price will be assumed to be for the real property.

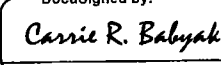
6. Did the total sale price include a trade or exchange of additional real or personal property? ☐ No ☐ Yes
If Yes, approximate value of the goods or services as of the date of closing:
\$ _____
If Yes, does this transaction involve a trade under IRS Code Section 1031? ☐ No ☐ Yes
7. Was 100% interest in the real property purchased? ☐ No ☒ Yes
Mark "No" if only a partial interest is being purchased. If No, interest _____ %
8. Is this a transaction between related parties or acquaintances? This includes persons connected by blood
or marriage, or business affiliates, or those acquainted prior to the transaction. ☒ No ☐ Yes

9. Please mark type of sale: ☐ Builder (new constructions) ☒ Public (MLS or Broker Representation)
☐ Private (For Sale By Owner) ☐ Other (describe) _____
10. Mark any of the following that apply to the condition of the improvements at the time of purchase.
☐ New ☐ Excellent ☐ Good ☐ Average ☐ Fair ☐ Poor ☐ Salvage.
11. Type of financing: (mark all that apply)
☒ None (all cash or cash equivalent)
☐ New/Mortgage Lender (government-backed or conventional bank loan)
☐ New/Private Third Party (nonconventional lender, e.g., relative, friend, or acquaintance)
☐ Seller (buyer obtained a mortgage directly from the seller)
☐ Assumed (buyer assumed an existing mortgage)
☐ Combination or Other: Please explain _____
12. Total amount financed \$ _____
13. Terms:
☐ Variable; Starting interest rate _____ % ☐ Fixed; Interest rate _____ %
☐ Length of _____ years
☐ Balloon payment? ☐ No ☐ Yes If yes, amount \$ _____ Due date: _____
14. Mark any that apply: ☐ Seller assisted down payments ☐ Seller concessions ☐ Special terms or financing
If marked, please specify terms: _____
15. Was an independent appraisal obtained in conjunction with this transaction? ☐ No ☐ Yes
- For properties OTHER THAN Residential** (Residential is defined as: single family detached, townhomes, apartments and condominiums) please complete questions 16-18, if applicable.
16. Did the purchase price include a franchise or license fee? ☐ No ☐ Yes
If yes, franchise or license fee value \$ _____
17. Did the purchase price involve an installment land contract? ☐ No ☐ Yes
If yes, date of contract _____
18. If this is vacant land, was an on-site inspection conducted by the buyer prior to the closing? ☐ No ☐ Yes
Please include any additional information concerning the transaction and price paid that you feel is important:

BUYER:

DocuSigned by:

Joshua P. Babyak

3/31/2021
Date

DocuSigned by:

Carrie R. Babyak

3/26/2021

Buyer Mailing Address: Future correspondence (tax bills, property valuations, etc.) regarding this property should be mailed to:
josh babyak

Address (mailing) _____ City _____ State _____ Zip Code _____
4611 south university dr. davie fl 33328

Daytime Phone _____ Email address _____

Contact information is kept confidential, for County Assessor and Treasurer use only, to contact buyer with questions regarding this form, property valuation, or property tax information.

BARGAIN AND SALE DEED
(Water Rights)

BENJAMIN S. HOFFNER and ABIGAIL M. HOFFNER, of the County of Routt, State of Colorado (collectively, "Grantor"), for the consideration of ten dollars and other good and valuable consideration, the sufficiency of which is hereby acknowledged, hereby sell and convey to JOSHUA P. BABYAK and CARRIE R. BABYAK whose address is 4611 South University Dr, Davie FL 33328, as joint tenants with the right of survivorship, (collectively "Grantee"), the following water and water rights located in Routt County, Colorado, to wit:

Any and all adjudicated, unadjudicated, pending, and inchoate water rights including ditches and ditch rights, reservoir and reservoir rights, wells and well rights, pending or existing well permits, springs and spring rights, wastewater and seepage, registered livestock water tanks and storage structure rights, and any other types of rights to the ownership of water, tributary, non-tributary, and not non-tributary which are underlying, appurtenant to, historically used, have been or may be used on or in connection with or are appurtenant to, or located on or underlying, or in any way associated with, any of the real property described in the attached **Exhibit A**, including but not limited to the following:

1 ¼ c.f.s. from Grouse Creek Ditch, Priority No. 50(51), Priority date May 25, 1988, Adjudication Date September 22, 1892, and a proportionate interest in and to the Grouse Creek Ditch; and all of the Grantor's water rights in the spring and ponds on the property described in Exhibit A hereto. The water rights in the Grouse Creek Ditch shall in no case exceed 25% of the total flow of the Grouse Creek Ditch.

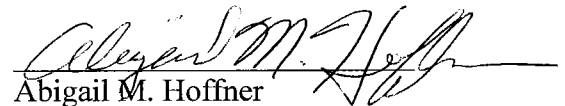
Thorne Spring No. 1 for .0045 c.f.s. for stock water, Priority Date June 20, 1977, Decree Date September 22, 1978, Case. No. W-1237-77.

(collectively, all such water and water rights are referred to as the "Water Rights").

TOGETHER WITH all 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 Water Rights, with all hereditaments and appurtenances.

Signed on March 30, 2021.


Benjamin S. Hoffner

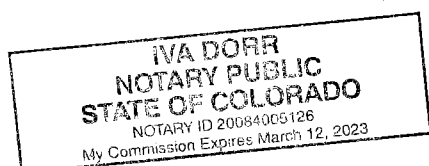

Abigail M. Hoffner

STATE OF Colorado)
COUNTY OF Routt) ss.

The foregoing instrument was acknowledged before me this 30 day of March, 2021, by Benjamin S. Hoffner and Abigail M. Hoffner.

Witness my hand and official seal.

My commission expires: 3/12/2023.



A handwritten signature in black ink, appearing to be "IVA DORR", written over a horizontal line.

Notary Public

Address:

TAX, WATER AND ASSESSMENT AGREEMENT

PROPERTY: 29400 County Road 14, Steamboat Springs, CO 80487-9608

THE UNDERSIGNED, have read and understand the following, and by their signatures below, agree to the following:

I. **REAL AND PERSONAL PROPERTY TAXES AND TAX PRO-RATIONS**

Purchaser has received, as of this date March 31, 2021, a credit from seller for the taxes for the current year as disclosed on the Purchaser and Seller settlement statements. This proration is based on:

Estimate of taxes for the current year based on most current mill levy and assessment.

Seller warrants that the above property IS NOT subject to a pending tax protest or appeal. Seller further warrants that special assessments, if any, affecting subject property are paid in full, except as reflected on the statement of settlement.

SELLER AND PURCHASER AGREE THAT THE ABOVE REFERENCED PRORATION SHALL BE CONSIDERED A FINAL SETTLEMENT, AND AS SUCH, PURCHASER AGREES TO PAY ALL TAXES FOR THE CURRENT YEAR. HERITAGE TITLE COMPANY, INC. IS HEREBY RELEASED FROM ANY LIABILITY WITH REGARD TO SAID PRORATION.

II. **WATER, SEWER AND STORM DRAINAGE**

Closing Agent ☐ has ☒ has not collected the following to pay the final billing for:

☒ Not Applicable

Any overage with regard to the above items in Section II shall be refunded to the depositing party unless otherwise stated below in the special instructions.

IN THE EVENT THAT THE FINAL BILL EXCEEDS THE ESCROWED AMOUNT, INCLUDING TRANSFER FEES OR FINAL READ FEES, ANY ADDITIONAL CHARGES ARE THE RESPONSIBILITY OF THE SELLER AND/OR BUYER.

III. **IRRIGATION WATER:** Not Applicable

IV. **HOMEOWNER'S/CONDOMINIUM ASSOCIATION/METRO DISTRICT:**

The above referenced property is subject to assessments for the following Associations and/or Metro Districts per the applicable status letter(s) included with your closing documents.

Seller and Purchaser hereby agree that there is NO active Homeowners' Association /Metro District. Heritage Title has not collected or prorated any dues or assessments for this transaction. CLOSING AGENT IS HEREBY RELIEVED OF AND HELD HARMLESS FROM ANY LIABILITY WITH REGARD TO SAID ITEMS

All assessments due at the time of closing have been collected and prorated per the enclosed Association/Metro District status letter(s) in accordance with the purchase contract dated February 17, 2021. If applicable, any working capital/transfer fees/statement fees have also been collected as per HOA statement and purchase contract. Seller hereby acknowledges that they are not aware of any covenant violations affecting the above referenced property.

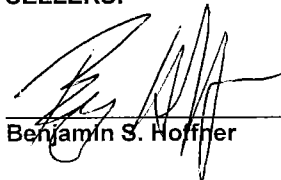
V. **PROPANE:** Not Applicable

VI. **WEED ABATEMENT/TRASH/REFUSE REMOVAL:** Not Applicable

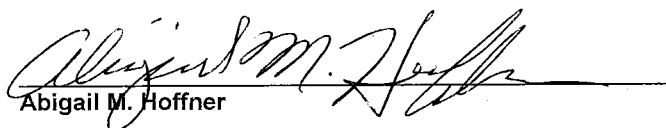
With regards to the closing of 29400 County Road 14, Steamboat Springs, CO 80487-9608 (Property Address), both the buyer(s) and seller(s) fully understand that the telephone company, gas, electric, propane and the present hazard insurance agency will not be notified by the escrow agent.

SELLERS:

BUYER:


Benjamin S. Hoffner

Joshua P. Babyak


Abigail M. Hoffner

Carrie R. Babyak

SELLERS:

Benjamin S. Hoffner

Abigail M. Hoffner

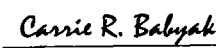
BUYER:

DocuSigned by:



Joshua P. Babyak

DocuSigned by:



Carrie R. Babyak

BILL OF SALE

KNOW ALL PERSONS BY THESE PRESENTS, That **Benjamin S. Hoffner and Abigail M. Hoffner** of the County of **Routt**, State of **COLORADO** (Seller), for and in consideration of Ten Dollars and other Valuable Consideration to them in hand paid, at or before the ensealing or delivery of these presents by **Joshua P. Babyak and Carrie R. Babyak** of the County of **Routt**, in the State of **Colorado** (Buyer), the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant and convey unto the said Buyer, their personal representatives, successors and assigns, the following property, goods and chattels, to wit:

Inclusions – Attached. If attached to the property on the date of the Contract, the following items are included unless excluded under Exclusions: lighting, heating, plumbing, ventilating, and air conditioning units, TV antennas, inside telephone wiring, network and coaxial (cable) wiring and connecting blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems and controls, built-in vacuum systems (including accessories) garage door openers including **any** remote controls If checked, the following are owned by the Seller and included (leased items should be listed under **Due Diligence Documents**): ☒ **None** ☐ **Solar Panels** ☐ **Water Softeners** ☐ **Security Systems** ☐ **Satellite Systems** (including satellite dishes). If any additional items are attached to the Property after the date of the Contract, such additional items are also included in the Purchase Price.

Inclusions – Not Attached. If on the Property, whether attached or not, on the date of the Contract, the following items are included unless excluded under Exclusions: storm windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings and treatments, curtain rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, carbon monoxide alarms, smoke/fire detectors and all keys.

Personal Property – Conveyance. Any personal property must be conveyed at Closing by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except **None**.

Other Inclusions. The following items, whether fixtures or personal property, are also included in the Purchase Price: **All Furnishings, furniture and appliances as seen on 2/21/2021 and including the John Deer Tractor and Blower**

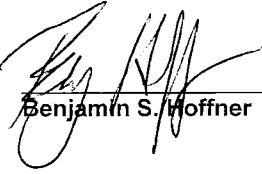
Exclusions. The following items are excluded (Exclusions): **A list of exclusions will be delivered to Buyer within 7 days of MEC. All other outdoor equipment and machinery used for farming not listed in inclusions.**

located at: **29400 County Road 14, Steamboat Springs, CO 80487-9608**

TO HAVE AND TO HOLD the same unto the said Buyer, his personal representatives, successors and assigns, forever. The said Seller covenants and agrees to and with the Buyer, his personal representatives, successors and assigns, to WARRANT AND DEFEND the sale of said property, goods and chattels, against all and every person or persons whomever. When used herein, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Seller has executed this Bill of Sale **March 31, 2021**.

SELLERS:



Benjamin S. Hoffner

Abigail M. Hoffner