



Order No.: 202-F12412-22

## GENERAL WARRANTY DEED

Doc Fee: \$47.00



**THIS DEED**, Made this 16th day of September, 2022, between

**Jedediah E. Downey and Stephanie M. Downey,**

grantor, and

**Kent Werner**

whose legal address is 21455 2nd Avenue, Milner, CO 80487,

grantees:

**WITNESS**, That the grantor, for and in consideration of the sum of **Four Hundred Seventy Thousand And No/100 Dollars (\$470,000.00)**, 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 grantees, 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:

Lots 1 and 2, Block 11, Amended Plat of the Town of Milner, County of Routt, State of Colorado,  
Together with Easterly One Half of Vacated Oak Street abutting said Lot, as vacated in instrument  
Recorded May 3, 1977 in Book 434 at Page 12,  
County of Routt, State of Colorado.

also known by street and number as 21455 2nd Avenue, Milner, 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, 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 grantees, their heirs and assigns forever. And the grantor, for themselves, their heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensealing and delivery of these presents, they are 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 or nature soever, 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 grantees, their 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.

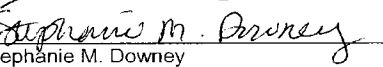
**GENERAL WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

**GRANTOR:**

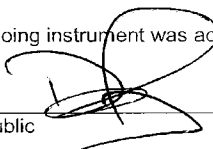
  
Jedediah E. Downey

  
Stephanie M. Downey

STATE OF COLORADO

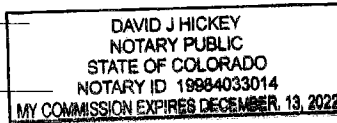
COUNTY OF Routt

The foregoing instrument was acknowledged before me this 16th day of September, 2022, by Jedediah E. Downey.

  
Notary Public

My Commission Expires: \_\_\_\_\_

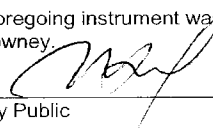
(SEAL)



STATE OF COLORADO

COUNTY OF Routt

The foregoing instrument was acknowledged before me this 16th day of September, 2022, by Stephanie M. Downey.

  
Notary Public

My Commission Expires: \_\_\_\_\_

(SEAL)

