

After Recording Return to:  
James and Lisa Landers

Doc Fee: \$60.62

WARRANTY DEED

This Deed, made April <sup>20</sup> ~~22~~, 2016, *for*  
Between Willow Point, LLC, a Colorado limited liability company, a Colorado limited liability company of the County Routt, State of COLORADO, grantor(s) and Lisa S. Landers and James E. Landers, as Joint Tenants whose legal address is ~~55755 Olive Street~~, Clark, CO 80428, County of Routt, and State of COLORADO, grantee. *PO Box 891*

WITNESS, That the grantor, for and in the consideration of the sum of SIX HUNDRED SIX THOUSAND TWO HUNDRED TWENTY-NINE DOLLARS AND 29/100'S (\$606,229.29) 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:

Lot 4, Willow Point Subdivision, according to the plat recorded May 13, 2008 at Reception No. 674331 and filed at File No. 13850, County of Routt, State of Colorado

also known by street and number as 55755 Olive Street, Clark, CO 80428

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, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 (Title Review) of the contract dated October 29, 2015, between the parties.

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:

Willow Point, LLC, a Colorado limited liability company

*James C. Rowe*  
By: James C. Rowe, Manager

STATE OF WISCONSIN } ss:  
COUNTY OF *Milwaukee IMP*

The foregoing instrument was acknowledged, subscribed and sworn to before me April <sup>20</sup> ~~22~~, 2016 by James C. Rowe, Manager of Willow Point, LLC, a Colorado limited liability company.

Witness my hand and official seal.

JOAN M. PUFUHL  
Notary Public, State of Wisconsin

*Joan M. Pufahl*  
Notary Public

My Commission expires: *7-10-2016*

Wdcorp

ESCROW NO. 462-H0450950-328-PSP

HTC



Order No.: 202-F16821-22

FNTC

Doc Fee: \$17.50

### SPECIAL WARRANTY DEED

**THIS DEED**, Made this 15th day of November, 2022, between

**Lisa S. Landers and James E. Landers**

grantor(s), and

**TelemedU, LLC, a Florida Limited Liability Company**

whose legal address is **55780 Olive Street, Clark, CO 80428**

grantee(s);

**WITNESS**, That the grantor(s), for and in consideration of the sum of **One Hundred Seventy-Five Thousand And No/100 Dollars (\$175,000.00)**, 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), 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:

Lot 3, Willow Point Subdivision,  
County of Routt, State of Colorado.

also known by street and number as **55780 Olive Street, Clark, CO 80428**

**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), their heirs, and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), their 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.

**SPECIAL WARRANTY DEED**  
(continued)

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

GRANTOR:

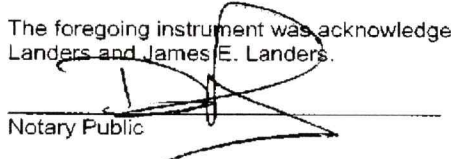
  
Lisa S. Landers

  
James E. Landers

STATE OF COLORADO

COUNTY OF Routt

The foregoing instrument was acknowledged before me this 15th day of November, 2022, by Lisa S. Landers and James E. Landers.

  
Notary Public

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

(SEAL)

