



Order No.: 202-F16821-22

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:

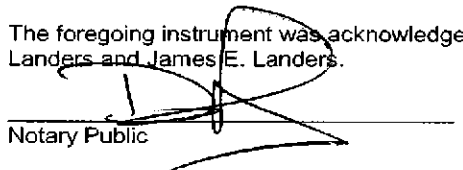
  
Lisa S. Landers

  
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)

DAVID J HICKEY  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19984033014  
MY COMMISSION EXPIRES DECEMBER 13, 2022