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After Recording Return to  
Doc Fee: \$2.50

**SPECIAL WARRANTY DEED**

This Deed, made November 26, 2019

Between Town of Oak Creek, a Colorado statutory municipality, of the County Routt, State of Colorado, grantor(s) and Routt County, a body corporate and politic, whose legal address is 522 Lincoln Avenue Suite 30, Steamboat Springs, CO 80487 County of Routt, and State of Colorado, grantee(s)

WITNESSETH, That the grantor(s), for and in the consideration of the sum of TWENTY-FIVE THOUSAND DOLLARS AND NO/100'S (\$25,000.00 ) 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, 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 1, OAK CREEK TOWN & COUNTY SUBDIVISION EXEMPTION, AS PER THE PLAT RECORDED AT RECEPTION NO. 805371, FILE NO. 14427, ROUTT COUNTY, COLORADO

also known by street and number as 24535 County Road 27, Oak Creek, CO 80467

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 **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 said premises above bargained and described, with the appurtenances, unto the grantee, 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.

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

**SELLER:**

Town of Oak Creek, a Colorado statutory municipality

Nikki Knoebel  
Nikki Knoebel, Mayor

STATE OF COLORADO  
COUNTY OF ROUTT

}ss:

The foregoing instrument was acknowledged before me November 26, 2019 by Nikki Knoebel as Mayor of the Town of Oak Creek, a Colorado statutory municipality.

Witness my hand and official seal.

Shelly Wu  
Notary Public

My Commission expires:

SHELLY WU  
Notary Public  
State of Colorado  
Notary ID # 20134075739  
My Commission Expires 12-04-2021

