



File No.: F0727722-385-71D

SPECIAL WARRANTY DEED

THIS DEED, Made this 17th day of November, 2021 between

Donald A. Downing and Hedy B. Downing, Trustees of the Downing Family Trust dated April 4, 2013
of the County of MARICOPA and State of AZ, grantor(s), and

Ryan David Nowosielski and Rebecca Ann Nowosielski

whose legal address is 26057 N. FERNBUSH DR PHOENIX AZ
of the County of Maricopa, State of AZ, grantee(s):

WITNESS, That the grantor(s), for and in consideration of the sum of Three Hundred Five Thousand Dollars and No/100's (\$305,000.00), 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 not in tenancy in common but in joint tenancy, all the real property together with improvements, if any, situate, lying and being in the City and County of Routt, State of COLORADO, described as follows:

Lot 1, Country Green, together with a perpetual non-exclusive easement for ingress and egress over and along the streets or roads located in Country Green,
County of Routt, State of Colorado.

also known by street and number as 34620 Country Green Road , Steamboat Springs, 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(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), his heirs, and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), his 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(s) has executed this deed on the date set forth above.

SELLER:

Downing Family Trust dated April 4, 2013

Donald A. Downing
Donald A. Downing, Trustee

Hedy B. Downing
Hedy B. Downing, Trustee

STATE OF AZ
COUNTY OF MARICOPA

} ss:

The foregoing instrument was acknowledged before me this 15th day of November, 2021 by Donald A. Downing and Hedy B. Downing, Trustees of the Downing Family Trust dated April 4, 2013

Angel Trinidad
Notary Public

Witness my hand and official seal.

My Commission expires: 5-10-2024



ANGEL TRINIDAD
Notary Public - Arizona
Maricopa Co. / #581540
Expires 05/10/2024

SPWDJT12019

Special Warranty Deed Joint Tenants