

SPECIAL WARRANTY DEED

THIS DEED, Made this 19th day of February, 2021, between

Spyglass Bounty LLC, a Colorado limited liability company

of the County of Mesa and State of COLORADO, grantor(s), and

Ely Danner and Mesha Danner

whose legal address is 8051 East 128th, Thornton, CO 80602

of the County of Adams and State of COLORADO, grantee(s):

WITNESS, That the grantor(s), for and in consideration of the sum of \$102,000.00, 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 County of Mesa, State of Colorado, described as follows:

LOT 136 OF SPYGLASS RIDGE FILING NO. TWO,
COUNTY OF MESA, STATE OF COLORADO

Also known by street and number as: 178 Gunnison Ridge Court, Grand Junction, CO 81503

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.

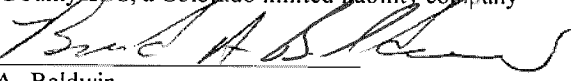
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs, and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will **WARRANT AND FOREVER DEFEND** 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), **subject to statutory exceptions**.

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:

Spyglass Bounty LLC, a Colorado limited liability company

BY: 
Brad A. Baldwin
Manager

STATE OF COLORADO

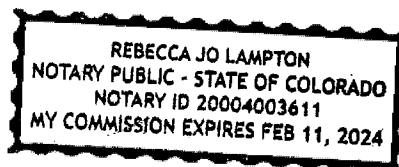
COUNTY OF Mesa

The foregoing instrument was acknowledged before me this 18 day of February, 2021, by Brad A. Baldwin, Manager of Spyglass Bounty LLC, a Colorado limited liability company


Notary Public

Witness my hand and official seal.

My Commission Expires: 2-11-2024



FITCO 107-2104537-S