

SPECIAL WARRANTY DEED

THIS DEED, made this 30th day of June, 2022, between

BRETT RANDOLPH GRIFFIN

whose address is 2655 Black Canyon Way, Castle Rock, CO 80109, GRANTOR(S), and

SCOTT KINNE AND DAFAWN KINNE, AND JOE HRAGYIL

whose address is PO Box 661, Oak Creek, CO 80467, GRANTEE(S):

WITNESS, that the grantor(s), for and in consideration of the sum of Ninety Thousand and 00/100 Dollars (\$90,000.00), 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), grantee's heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Routt and State of Colorado, described as follows:

Lots 20 and 21, Block 2, Third Addition to the Town of Oak Creek

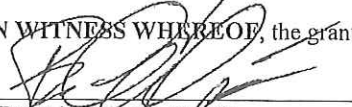
also known by street and number as: 217 Arthur Ave., Oak Creek, CO 80467

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appurtenant, 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 the said premises above bargained and described, with the appurtenances, unto the grantee, grantee's heirs and assigns forever. The grantor(s), for the grantor, grantor's heirs, and personal representatives or successors, does covenant and agree that grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, grantee's heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the grantor, except for general taxes for the current and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any; subject to Statutory Exceptions as defined in C.R.S. §38-30-113, Revised.

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 deed on the date set forth above.


Brett Randolph Griffin

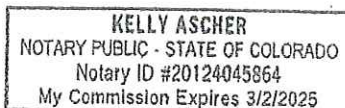
STATE OF: Colorado

COUNTY OF: Routt

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 1st day of July, 2022 by Brett Randolph Griffin.

My Commission expires: 3/2/2025

Witness my hand and official seal.




Notary Public



SPECIAL WARRANTY DEED -

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