After Recording Return to:
L3&P, LLC,
PO Box 465
Oak Creek, CO 80467

Doc Fee: $0.00

WARRANTY DEED

This Deed, made **May 22, 2015**
Between **Lawrence S. Jaconetta and Paula J. Jaconetta** of the County **Routt**, State of **COLORADO**, grantor(s) and **L3&P, LLC, a Colorado limited liability company,** whose legal address is **PO Box 465, Oak Creek, CO 80467** County of **Routt**, and State of **COLORADO**, grantee.
WITNESS, That the grantor, for and in the consideration of the sum of **TEN DOLLARS AND NO/100'S ($10.00**) 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, 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 2, EXCEPT THE NORTH 65 FEET; Lot 3, EXCEPT THE NORTH 50 FEET; Lot 4, EXCEPT THE NORTH 35 FEET; Lot 5 EXCEPT THE NORTH 25 FEET; All of Lot 6, Block 6, TOWN OF OAK CREEK, County of Routt, State of Colorado

also known by street and number as **222 E Main St, 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.
TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, **except for taxes for the current year, a lien but not yet due and payable.**

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. 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.

SELLERS:

Lawrence S. Jaconetta

Paula J. Jaconetta

STATE OF COLORADO }ss:
COUNTY OF **ROUTT**

The foregoing instrument was acknowledged, subscribed and sworn to before me **May 22, 2015** by **Lawrence S. Jaconetta and Paula J. Jaconetta.**

Witness my hand and official seal.

Notary Public
My Commission expires:

JANE DENNING BEDELL
NOTARY PUBLIC
STATE OF COLORADO
Notary ID: 19954012752
My Commission Expires August 15, 2015

Wdcorp

ESCROW NO. **462-H0432046-328-HD7**

HTC