

After recording please return to:

Susan Marie Viet

40355 RCR 52

Steamboat Springs, CO 80487

SPECIAL WARRANTY DEED

THIS DEED, made as of this day of November 20, 2012, between MICHAEL A. GAFFNEY and SUSAN MARIE VIET whose legal address is 40355 RCR 52, Steamboat Springs, Colorado 80487 (hereinafter referred to as "Grantors") and Car Wash Lot, LLC, having an address at 40355 RCR 52, Steamboat Springs, Colorado 80487 (hereinafter referred to as "Grantee");

WITNESS, that the Grantors, for and in consideration of the sum of **Ten Dollars and other good and valuable consideration**, the receipt and sufficiency of which is hereby acknowledged, have granted, sold and conveyed, and by these presents do grant, bargain, sell, convey, and confirm unto the Grantees, Grantees' 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 1 AND 2, BLOCK 15, FIRST ADDITION TO THE TOWN OF
OAK CREEK.

THIS conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time. Any and all restrictions, covenants, conditions, rights-of-way, mineral reservations, mineral leases and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinance of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

GRANTORS, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grant, sell, and convey to Grantees the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever, Grantors bind Grantors and Grantors' heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantors, but not otherwise.

