

WARRANTY DEED

THIS DEED, made this 15th day of May, 2023, between

PENDELWOOD PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY
whose address is 1145 Hedgeside Avenue, Napa, CA 94558, GRANTOR(S), and

ALYSON HUDSON AND DANNIEL HUDSON
whose address is 8 Legacy Court, Freehold, NJ 07728, GRANTEE(S):

WITNESS, that the grantor(s), for and in consideration of the sum of One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00), 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, 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 Grand and State of Colorado, described as follows:

**Lots 12 and 13,
Block 37,
TOWN OF GRAND LAKE**

also known by street and number as: **213 & 217 Grand Avenue, Grand Lake, CO 80447**

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, does covenant, grant, bargain and agree to and with the grantee, grantee's heirs and assigns, that at the time of the ensembling and delivery of these presents, grantor 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 or nature soever, except for general taxes for the current year 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 grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, grantee's 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 deed on the date set forth above.

Pendelwood Properties LLC, a Colorado limited liability company

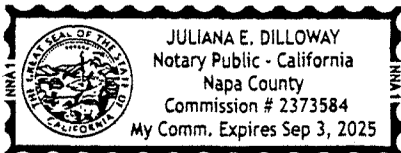
By: [Signature], manager
Dana Wood, Manager

STATE OF: CALIFORNIA
COUNTY OF: NAPA

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 13 day of May, 2023 by Dana Wood, Manager of Pendelwood Properties LLC, a Colorado limited liability company.

My Commission expires:

Witness my hand and official seal.



[Signature]
Notary Public