

WARRANTY DEED

THIS DEED, made this 5th day of October, 2018, between

BRIAN J. SCHAEFER

whose address is ~~PO Box 9431, Breckenridge, CO 80424-9431~~, GRANTOR(S), and

381 Cortez Street Sterling, CO 80751

KIRKS MOUNTAIN ADVENTURES LLC, A COLORADO LIMITED LIABILITY COMPANY

whose address is P.O. Box 1662, Estes Park, CO 80517, GRANTEE(S):

WITNESS, that the grantor(s), for and in consideration of the sum of THREE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$350,000.00), 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 grantees, grantee's heirs and assigns forever, 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 5, 6, 7, and 8,
Block 20
TOWN OF GRAND LAKE,

also known by street and number as: 612 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, 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 general taxes for the current and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any.

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.

B. Schaefer
Brian J. Schaefer

State of Colorado }
County of Logan } §

RUBY A. FACCHINELLO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19964001797
MY COMMISSION EXPIRES 01/31/2020

The foregoing instrument was acknowledged, subscribed and sworn to before me this 5th day of October, 2018 by Brian J. Schaefer

My Commission Expires: 01/31/20

Witness my Hand and Official Seal
Ruby A. Facchinello
Notary Public

Unofficial Copy