

SPECIAL WARRANTY DEED

THIS DEED, made this 26th day of June, 2020, between

THOMAS D. STANLEY

whose address is 7522 South Sicily Way, Aurora, CO 80016-7149, GRANTOR(S), and

JASON MONDEN AND KIM MONDEN

whose address is 2483 S. Josephine, Denver, CO 80210, GRANTEE(S):

WITNESS, that the grantor(s), for and in consideration of the sum of One Hundred Forty Nine Thousand and 00/100 Dollars (\$149,000.00), 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 1 and 2, Block 2,

RIDGE AT ELK CREEK, according to the plat thereof filed May 6, 2004 at Reception No. 2004-005368

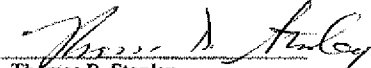
also known by street and number as: 23 Mad Moose Lane and 45 Mad Moose Lane, Grand Lake, CO 80447

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 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.

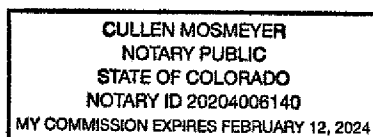
X 
Thomas D. Stanley

STATE OF: Colorado
COUNTY OF: Douglas

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 23rd day of June, 2020 by Thomas D. Stanley.

My Commission expires: Feb. 12, 2024

Witness my hand and official seal.




Notary Public