

State Documentary Fee
\$2.65 05-13-2024

432992
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Erica Vigil, Clerk & Recorder
Huerfano County, CO
05-13-2024 01:51 PM Recording Fee \$18.00

WARRANTY DEED

THIS DEED is dated the 7th day of May, 2024, and is made between

EDWARD L AARON JR
(whether one, or more than one), the "Grantor" of the County of —
and State of Alabama and

FRENESI GURGANIAN and DOUGLAS G POFF

the "Grantees", whose legal address is 9328 SILENT OAK CIR,
WEST PALM BEACH, FL 33411 of the County of — and State of
Florida

WITNESS, that the Grantor, for and in consideration of the sum of (\$26,500.00) Twenty Six Thousand Five Hundred Dollars and No Cents, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantees and the Grantees' heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with any improvements thereon, located in the County of Huerfano and State of Colorado described as follows:

LOTS 357 AND 358, RIO CUCHARAS, PHASE 2, Plat Map No. 108, recorded April 3, 1972 at Reception No. 246020, ACCORDING TO THE RECORDS OF THE CLERK AND RECORDER FOR HUERFANO COUNTY, COLORADO.

also known by street and number as: LOT 357 - LOT 358 RIO CUCHARAS PHASE 2, WALSENBURG, CO 81089

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, 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 Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantees, and the Grantees' heirs and assigns: that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and 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 and subject to:

SEE ATTACHED EXHIBIT "A"

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

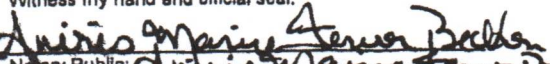
IN WITNESS WHEREOF the Grantor has executed this deed on the date set forth above.


EDWARD L AARON JR

State of Alabama
County of Madison

→ The foregoing instrument was acknowledged before me this 7th day of May, 2024 by
EDWARD L AARON JR.

Witness my hand and official seal.


Notary Public: Aniris Marie Ferrer Becker
My commission expires: 11/10/27

