

Electronically Recorded

WARRANTY DEED

State Doc Fee: \$94.00
Recording Fee: \$28.00
\$ 13.00

THIS DEED is dated the 9 day of March, 2023, and is made between
Shelby Struthers

(whether one, or more than one), the "Grantor" of the County of Huerfano and State of Colorado and
Ramon C Bongiovanni and Nancy E. Bongiovanni

the "Grantees", whose legal address is 4912 CO RD 350, La Veta, CO 81055 of the County of Routt and State of
Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **Nine Hundred Forty Thousand Dollars and No Cents (\$940,000.00)**, 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:

Lot 12-A and 12-B, A REPLAT OF LOT 11, CUCHARAS RIVER ESTATES AMENDED AND LOT 12, CUCHARAS RIVER ESTATES, according to the Map recorded March 27, 2000 under Reception No. 343588 as Map No. 17-S-384, Plat Map No. 375, recorded May 24, 1996 at Reception No. 324409, and Map 402, recorded October 23, 1997 at Reception No. 331193, according to the records of the Clerk and Recorder for Huerfano County, Colorado.

also known by street address as: 4912 CO RD 350, La Veta, CO 81055

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 Grantee, and the Grantee's 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: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a).

And the Grantor shall and will **WARRANT THE TITLE AND 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.

Shelby Struthers

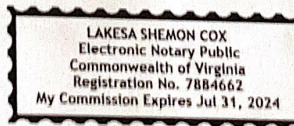
Shelby Struthers

State of Virginia
County of Henrico

The foregoing Instrument was acknowledged before me this 9 day of March, 2023 by Shelby Struthers.

Lakesha Shemon Cox
Notary Public: LaKesa Shemon Cox
My Commission Expires: 7/31/2024

Registration # 7884662



Completed via Remote Online Notarization using 2 way Audio/Video technology.

Stewart Title File No.: 1935079
Statutory Warranty Deed 621 JT CO

Unified TITLE COMPANY
193 5079

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