

**SPECIAL WARRANTY DEED**

THIS DEED, dated this \_\_\_ day of \_\_\_\_\_, 2023 between RIVER RUN AT SPANISH PEAKS SUBDIVISION HOMEOWNER'S ASSOCIATION, a Colorado nonprofit corporation, of the County of Huerfano and State of Colorado, with a legal address of 110 S Lake Rd, La Veta, CO 81055 (the Grantor") and HUERFANO COUNTY ASSET MANAGEMENT, with a mailing address of 401 Main Street, Suite 201, Walsenburg, Colorado 81089 (herein called "Grantee");

WITNESS, that Grantor, for and in consideration of the sum of ONE DOLLAR and No/100s (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby sells and conveys unto Grantee, all of Grantor's right, title and interest in the following described real property, situated in the County of Huerfano, State of Colorado, to wit:

SOUTH LAKE ROAD RIVER RUN AT SPANISH PEAKS, Survey of Plat for River Run at Spanish Peaks Subdivision, recorded April 11, 2008 at Survey No. 725, ACCORDING TO THE RECORDS OF THE CLERK AND RECORDER FOR HUERFANO COUNTY, COLORADO, with all improvements and appurtenances, and HEREBY WARRANTS and SHALL FOREVER DEFEND the title to same against all persons claiming by, through or under Grantor, except all easements, rights of way, restrictions and reservations of record or visible on the ground.

TO HAVE AND TO HOLD the above-described premises unto the Grantee, its successors and assigns forever so that neither the Grantor, nor any person in Grantor's name and behalf shall hereafter claim or demand any right or title to the said premises or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this instrument the day and year first above written.

GRANTOR: RIVER RUN AT SPANISH PEAKS  
SUBDIVISION HOMEOWNER'S ASSOCIATION, A  
COLORADO NONPROFIT CORPORATION

BY: \_\_\_\_\_  
LISA GARRISON, PRESIDENT

STATE OF COLORADO

COUNTY OF HUERFANO

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 2023, by LISA GARRISON, as President of RIVER RUN AT SPANISH PEAKS SUBDIVISION HOMEOWNER'S ASSOCIATION, a Colorado nonprofit corporation.

Witness my hand and seal.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public