

Following recordation, return to:

Town of Johnstown
Attn: Town Clerk
450 S. Parish Avenue
Johnstown, CO 80534

NO DOCUMENTARY FEE REQUIRED PER C.R.S. SECTION 39-13-104(1)(a)

SPECIAL WARRANTY DEED

THIS DEED, dated effective this 12 day of October, 2022, between the TOWN OF JOHNSTOWN, a Colorado municipal corporation (“Grantor”), and LEDGE ROCK CENTER, LLC, a Kansas limited liability company, its assigns or nominees (“Grantee”) whose legal address is: 13725 Metcalf Ave. #337, Overland Park, KS 66223.

WITNESS, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, 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, its successors and assigns, all the real property, together with improvements, if any, situate, lying and being in the County of Weld, State of Colorado, described as follows:

Lots 2, 3, 4, 5 and Tract A of West Ledge Rock Center Subdivision
Filing No. 1, a subdivision of Lot 2 of Plat of Oxy Land Subdivision,
located in the Northwest Quarter of Section 11, Township 4 North,
Range 68 West of the 6th P.M., Town of Johnstown, County of Weld,
State of Colorado, consisting of approximately 7.835 acres.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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, its successors and assigns. The Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor. Said warranty is subject to rights-of-way, easements, covenants, plats, agreements and other restrictions of record as of the date of this Deed and any other exceptions or exclusions or rights of third parties not shown by the public records of which the Grantee has actual knowledge, and subject to the inclusions of the property within any special taxing district.

[SIGNATURE TO FOLLOW]

