



## General Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(a))

State Documentary Fee  
Date: October 23, 2023  
\$448.00

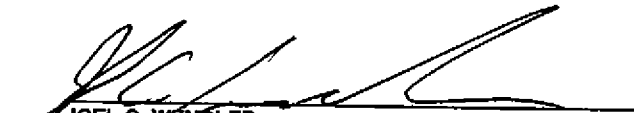
This Deed, effective as of **October 23rd, 2023**, signed on the date(s) acknowledged below, by Grantor(s), **JOEL C. WENDLER AND LAURA M. WENDLER**, whose street address is **PO BOX 1357, ELIZABETH, CO 80107**, City or Town of **ELIZABETH**, County of **Elbert** and State of **Colorado**, for the consideration of **(\$4,480,000.00) \*\*\*Four Million Four Hundred Eighty Thousand and 00/100 \*\*\*** dollars, in hand paid, hereby sell(s) and convey(s) to **CIRCLE C RANCH ELBERT, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **PO BOX 388, SEDALIA, CO 80135**, City or Town of **SEDALIA**, County of **Douglas** and State of **Colorado**, the following real property in the County of **Elbert** and State of **Colorado**, to wit:

**THE SOUTHWEST 1/4 OF SECTION 25; THE SOUTHEAST 1/4 OF SECTION 26 AND EAST 1/2 OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO.**

Purchase includes the right and title to all mineral and water acres along with surface acres.

also known by street and number as: **1520 COUNTY ROAD 98, ELBERT, CO 80106**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

  
JOEL C. WENDLER  
  
LAURA M. WENDLER

State of **Colorado**

County of **Douglas**

)  
)ss.  
)

The foregoing instrument was acknowledged before me on this day of **October 23rd, 2023** by **JOEL C. WENDLER and LAURA M. WENDLER**

Witness my hand and official seal

My Commission expires: **8-27-27**

  
Notary Public

LAURA WENDT  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20154033830  
MY COMMISSION EXPIRES 08/27/2027

When recorded return to: **CIRCLE C RANCH ELBERT, LLC, A COLORADO LIMITED LIABILITY COMPANY**  
**PO BOX 388, SEDALIA, CO 80135**

