



General Warranty Deed

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

State Documentary Fee
Date: November 04, 2024
\$20.00

This Deed, effective as of **November 4th, 2024**, signed on the date(s) acknowledged below, by Grantor(s), **CHRIS R. DUIS**, whose street address is **4884 S. LINCOLN ST., Englewood, CO 80113**, City or Town of **Englewood**, County of **Arapahoe** and State of **Colorado**, for the consideration of **(\$200,000.00) ***Two Hundred Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **RUSSELL GULCH LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **64 HYLAND DRIVE UNIT B, Evergreen, CO 80439**, City or Town of **Evergreen**, County of **Jefferson** and State of **Colorado**, the following real property in the County of **Gilpin** and State of Colorado, to wit:

SEE ATTACHED 'EXHIBIT A'

also known by street and number as: **EAST LEAVENWORTH, CENTRAL CITY, CO 80427**

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

CHRIS R. DUIS

State of **Colorado**

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)ss.

County of **ARAPAHOE**

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The foregoing instrument was acknowledged before me on this day of **November 4th, 2024** by **CHRIS R. DUIS**

Witness my hand and official seal

My Commission expires: 6/10/28

Notary Public

MELEA MILAM SIMPSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204020301
MY COMMISSION EXPIRES 06/10/2028

When recorded return to: **RUSSELL GULCH LLC, A COLORADO LIMITED LIABILITY COMPANY**
64 HYLAND DRIVE UNIT B, Evergreen, CO 80439



Attached to and forming a part of Deed from Chris R. Duis to Russell Gulch LLC, a Colorado Limited Liability Company

Exhibit 'A'

Parcel A:

The East Leavenworth Lode Mining Claim, U. S. Mineral Survey No. 539, as described in U. S. Patent recorded May 1, 1914, in Book 162, Page 136,
Excepting therefrom an portion embraced in Survey No. 230, as excepted in said Patent,
County of Gilpin, State of Colorado.

Parcel B:

An undivided one-half interest in and to:
The West Wyandotte Lode Mining Claim, U. S. Mineral Survey No. 541, as described in U. S. Patent recorded May 1, 1914, in Book 177, Page 3,
Excepting therefrom any portion embraced in Survey Nos. 100, 207, 317, 434, 482, 518, 539 and 540, as excepted in said Patent,
County of Gilpin, State of Colorado.

Parcel C:

The Wyandotte Lode Mining Claim, U. S. Mineral Survey No. 543, as described in U. S. Patent recorded May 1, 1914, in Book 177, Page 7,
Excepting therefrom any portoin embraced in Survey Nos. 539, 540 and 541, as excepted in said Patent,
County of Gilpin, State of Colorado.

Parcel D:

An undivided one-half interest in and to:
The Ruby Lode Mining Claim, U. S. Mineral Survey No. 7831, as described in U. S. Patent dated May 21, 1896 and recorded October 8, 2024, Reception No. 177260,
Excepting therefrom any portion embraced in Survey Nos. 344, 539, 541, 543, 617, 1005 and 351, as excepted in said Patent,
County of Gilpin, State of Colorado.