

SPECIAL WARRANTY DEED

DOC FEE: \$50.00

THIS DEED, made this 24th day of February, 2025
between LR Smith Investments LLC, of the County of Moffat and State of Colorado, grantor(s), and Harry R. Colborn III whose legal address is 10889 County Road 320, Rifle, CO 81650, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$500,000.00), 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(s), his/her heirs, and assigns forever, IN SEVERALTY, all the real property, together with improvements, if any, situate, lying and being in the County of Moffat and State of Colorado, described as follows:

Situated in the County of Moffat, State of Colorado:

TOWNSHIP 9 NORTH, RANGE 92 WEST OF THE 6TH P.M.

Section 4: SW1/4
Section 5: E1/2SE1/4
Section 9: NW1/4NW1/4
(280 acres)

Section 9: W1/2NE1/4
(80 acres)

also known by street and number as: TBD CO RD 17, Craig, CO 81625

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and 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(s), 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, grantee's heirs and assigns forever. The grantor(s), for the grantor, grantor's heirs, and personal representatives or successors, does covenant and agree that grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, grantee's heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the grantor, except for general taxes for the current and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any; subject to Statutory Exceptions as defined in C.R.S. §38-30-113, Revised.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

LR Smith Investments LLC

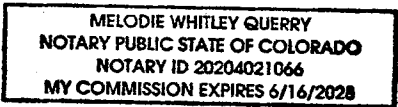

By Amy Smith, Co-Manager

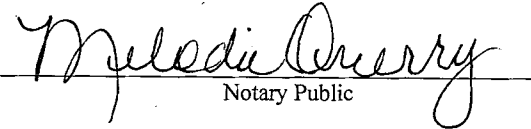
STATE OF COLORADO }
COUNTY OF MOFFAT } ss.

The foregoing instrument was subscribed, sworn to, and acknowledged before me this February 24, 2025, by Amy Smith as Co-Manager of LR Smith Investments LLC.

My Commission expires: 6/16/28

Witness my hand and official seal.




Notary Public