



Like Clockwork®

NORTH AMERICAN TITLE COMPANY OF COLORADO
210 University Blvd., Suite 350 • Denver, CO 80206
(303)316-3400 • (303)322-3696 Fax

SELLER'S FINAL AFFIDAVIT

File No.: 35100-13-05012 SCC

Seller: Larry W. Sare

- 1) This is written evidence to you that there are no unpaid bills, and to the extent there may be unpaid bills, the undersigned Affiant(s) ("Affiant(s)") undertake and agree to cause the same to be paid such that there shall be no mechanics or materialmen's liens affecting the Property for materials or labor furnished for construction, repairs or improvements on the Property located at and legally described as:
Lot 2 Blk 1 Wingert Sub, Aurora, CO 80203

Lot 2,
Block 1,
WINGERT SUBDIVISION FILING NO. 1,
County of Arapahoe,
State of Colorado.
- 2) Affiant(s) further represent that to the best of our knowledge that there are no public improvements affecting the Property prior to the date of closing that would give rise to a special property tax assessment against the Property after the date of closing.
- 3) Affiant(s) further represent that there are no pending proceedings or unsatisfied judgments of record, in any court, state or federal, nor any tax liens filed against us, and that if there are judgments, bankruptcies, probate proceedings, state or federal tax liens of record against parties with same or similar names, they are not against us.
- 4) Affiant(s) further represent that we are the owner(s) of the Property.
- 5) Affiant(s) further represent that we have not leased, permitted or granted to any other person or entity, either verbally or in writing, any right to use, possess, occupy or inhabit the Property or any part thereof for any purpose, and no other person has or claims any present right to use or possess the Property, except as set forth in the Commitment.
- 6) Affiant(s) further represent that we know of no claims, rights, interests, easements, rights of way, liens, agreements, options, contracts or other matters affecting the Property whether verbal, written, unrecorded, or appearing in the public records, except as set forth in the Commitment.
- 7) Affiant(s) further represent that there are no security agreements, financing statements, retention of title agreements or any other interests affecting any fixtures, equipment or other improvements on the Property, except as set forth in the Commitment.
- 8) Affiant(s) further represent that we have not, nor do we intend to carry back a mortgage or deed of trust against the Property. If for any reason we do carry back a mortgage or deed of trust against the Property, we agree to execute a subordination agreement upon request from North American Title Company of Colorado.

Affiant(s) agree to promptly satisfy or otherwise remove from the property at Affiant(s)' expense any lien or encumbrance that occurs in violation of the representations in items 1 through 8 above upon receipt of notice that any such lien or encumbrance exists.

Furthermore, Affiant(s) indemnify and hold harmless North American Title Company of Colorado and North American Title Insurance Company (or other underwriter issuing the policy or policies contemplated in this Affidavit) against, loss, costs, damages and expenses of every kind incurred by it or them by reason of its or their reliance on the statements made herein in issuing any policy or policies of title insurance with respect to the property described herein.

This agreement is executed with and forms a part of the sale and/or financing of the above described premises, and is given in addition to the conveyance and/or financing agreements, and forms a complete agreement by itself for any action thereon.

Larry W. Sare

State of Colorado
County of Denver

The foregoing instrument was acknowledged before me on 9/15/13 by Larry W. Sare.



Witness my hand and official seal
My Commission Expires:

Notary Public

File No.: 35100-13-05012

AFFIRMATION OF COLORADO RESIDENCY

I (we) hereby affirm that I am (we are) the transferor(s) or the fiduciary of the transferor of the property described on page 1 of this form and that as of the date of closing I am (we are) or the estate or the trust is a resident of the State of Colorado.

Signed under the penalty of perjury:

Signature of transferor or fiduciary

August 15, 2013
Date

Spouse's signature if applicable

August 15, 2013
Date

AFFIRMATION OF PERMANENT PLACE OF BUSINESS

I hereby affirm that the transferor of the property described on page 1 of this form is a corporation which maintains a permanent place of business in Colorado or a partnership which staffs and maintains a permanent office in the State of Colorado.

Signed under the penalty of perjury:

Signature of corporate officer or general partner

August 15, 2013
Date

AFFIRMATION OF PRINCIPAL RESIDENCE

I (we) hereby affirm that I am (we are) the transferor(s) of the property described on page 1 of this form and immediately prior to the transfer it was my (our) principal residence which could qualify for the roll over of gain provision of Section 1034 of the Internal Revenue Code.

Signed under the penalty of perjury:

Signature of transferor, officer or general partner

August 15, 2013
Date

Spouse's signature if applicable

August 15, 2013
Date

AFFIRMATION OF NO REASONABLY ESTIMATED TAX TO BE DUE

I hereby affirm that I am (we are) the transferor(s) or an officer of the corporate-transferor or a fiduciary of the estate or trust-transferor of the property described on page 1 of this form, and I (we) further affirm that there will be no Colorado income tax reasonably estimated to be due on the part of the transferor(s) as a result of any gain realized on the transfer. If a partnership is held to be the transferor, I affirm that I am the general partner that there will be no gain on the sale recognized for federal income tax purposes.

Signed under the penalty of perjury:

Signature of transferor, officer or general partner

August 15, 2013
Date

Spouse's signature if applicable

August 15, 2013
Date

AFFIRMATION OF SALE BY PARTNERSHIP

I hereby affirm that the transfer of property described on this Form 1083 was sold by an organization defined as a partnership under section 761 (a) of the Internal Revenue Code and required to file an annual federal partnership return of income under section 6031 (a) of the Internal Revenue Code.

Signed under the penalty of perjury:

Signature of Partner

August 15, 2013
Date

AFFIRMATION OF NO NET PROCEEDS

I hereby affirm that I am (we are) the transferor(s) of the property described on page 1 of this form and that there would have been withholding, but there were no net proceeds due to me.

Signed under the penalty of perjury:

Signature of transferor, officer or general partner

August 15, 2013
Date

Spouse's signature if applicable

August 15, 2013
Date

INFORMATION WITH RESPECT TO A CONVEYANCE
OF A COLORADO REAL PROPERTY INTEREST

File No.: 35100-13-05012

- 1) NAME(S) AND ADDRESS OF TRANSFEROR(S):
Larry W. Sare
3309 S. Olathe Way
Aurora, CO 80013
- 2) Transferor is (check one): ☒ Individual ☐ Estate ☐ Trust
 ☐ Partnership ☐ Corporation
 ☐ other (specify):
- 3) Social Security Number(s) or Colorado account number of transferor _____
- 4) Federal employer identification number of transferor: 522-70-6280
- 5) Type of property sold:
Single Family
- 6) Address or legal description of property sold:
Lot 2 Blk 1 Wingert Sub
Aurora, CO 80203
- 7) Date of Closing:
August 15, 2013
- 8) Selling price of property\$169,000.00
- 9) Selling price of this transferor's interest\$169,000.00
- 10) If withholding is made, show amount\$0.00
- 11) If withholding is not made, give reason (check one):
☒ Affirmation of Colorado Residency
☐ Affirmation of permanent place of business
☐ Affirmation of principal residence;
☐ Affirmation of no tax reasonably estimated to be due or no gain on sale
☐ Affirmation of Sale by Partnership
☐ Affirmation of no net proceeds
- 12) Name, address, and telephone number of the title insurance company or other person providing closing and settlement services with respect to this transfer is NORTH AMERICAN TITLE COMPANY OF COLORADO, 210 University Blvd., Suite 350 Denver, CO 80206.
File No.: 35100-13-05012

File this form together with form 1079, if applicable, within 30 days of the closing date with the

COLORADO DEPARTMENT OF REVENUE
1375 Sherman Street
Denver, CO 80261



Like Clockwork®

UTILITY ESCROW AGREEMENT

RE: NORTH AMERICAN TITLE COMPANY OF COLORADO

FILE NO. 35100-13-05012

SCC

BUYER: Amana Enterprise, LLC

SELLER: Larry W. Sare

PROPERTY ADDRESS: Lot 2 Blk 1 Wingert Sub Aurora, CO 80203

THE SELLER AND/OR BUYER OF THE PROPERTY HAVE DEPOSITED THE SUM OF \$0.00 FOR THE PAYMENT OF WATER/SEWER BILLS RELATING TO THE PROPERTY.

_____ NORTH AMERICAN has ordered a final and/or current water/sewer billing from _____

_____ The reading was ordered as of _____

☒ Other: vacant land-not applicable

_____ Other: _____

Seller represents and warrants that all utility for the property are correctly identified above and that approximately \$0.00 is the outstanding balance payable for all water and sewer services to the property.

NORTH AMERICAN assumes no liability in the event any amounts due to a utility provider are misquoted by such utility provider or not disclosed to NORTH AMERICAN by the SELLER.


Upon receipt of water and sewer billings, NORTH AMERICAN is authorized and directed to make any and all necessary prorations and pay the amounts due per the billing received. The balance of the escrowed funds will be disbursed to and mailed to:

IT IS THE SELLER(S) RESPONSIBILITY to call the utility company for a final reading and to give them Seller's forwarding address for the final bill. It is also the Seller's responsibility to notify the phone company and Seller's present Insurance Agent.

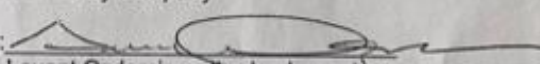
IT IS THE BUYER(S) RESPONSIBILITY to call the utility company giving them the personal information they may require for their records, and the telephone company to put service into Buyer's name(s) and correct mailing address, if different than the property just purchased.

In the event that insufficient funds were held for payment in full of the water, sewer and other utility bills, SELLER is responsible for any amounts over and above what is escrowed. NORTH AMERICAN shall mail SELLER a copy of the final billing. NORTH AMERICAN shall have no liability for the payment of the utility bills in the event insufficient funds were held for payment of the same.

THIS AGREEMENT MADE AND EXECUTED ON: August 15, 2013


Larry W. Sare

Amana Enterprise, LLC, a Colorado
limited liability company

BY: 
Levent Ozdemir, authorized agent

SELLER'S FORWARDING ADDRESS:

3309 S. Olathe Way
Aurora, CO 80013

HOME PHONE NO.: _____

WORK PHONE NO.: _____

BUYER'S FORWARDING ADDRESS:

HOME PHONE NO.: _____

WORK PHONE NO.: _____

Exhibit "A"

Terms, agreements, provisions, conditions and obligations as contained in Property Settlement Agreement recorded January 9, 1968 in Book 1741 at Page 652.

Terms, agreements, provisions, conditions, obligations and easements as set forth in Right of Way Agreement recorded July 16, 1980 in Book 3246 at Page 237 and re-recorded August 1, 1980 in Book 3255 at Page 336.

Terms, agreements, provisions, conditions, obligations and easements as contained in Easement recorded October 7, 1981 in Book 3506 at Page 441.

All terms, notes, covenants, obligations and easements as shown on the plat of WINGERT SUBDIVISION FILING NO. 1, recorded January 29, 2004 at Reception No. B4018879 and Plat Book 257 at Page 56.

Terms, agreements, provisions, conditions, regulations, reservations, and obligations as contained in License Agreement recorded December 14, 2004 at Reception No. B4214565.

Terms, agreements, provisions, conditions, obligations and easements as contained in Utility Easement recorded January 24, 2005 at Reception No. B5010112.

Terms, agreements, provisions, conditions, obligations and easements as contained in Drainage Easement recorded October 22, 2010 at Reception No. D0107651.

Any existing leases or tenancies, and any parties claiming an interest by, through or under said leases or tenancies.

581 15.6. Water Transfer Fees. The Water Transfer Fees can change. The fees, as of the date of this Contract, do not
582 exceed:

583 \$ _____ for ☐ Water Stock/Certificates ☐ Water District
584 \$ _____ for ☐ Augmentation Membership ☐ Small Domestic Water Company ☐
585 and shall be paid at Closing by ☐ Buyer ☐ Seller ☐ One-Half by Buyer and One-Half by Seller ☐ None.

586 15.7. Sales and Use Tax. Any sales and use tax that may accrue because of this transaction shall be paid when
587 due by ☐ Buyer ☐ Seller ☐ One-Half by Buyer and One-Half by Seller ☐ None.

588 16. PRORATIONS. The following shall be prorated to Closing Date (§ 3), except as otherwise provided:

589 16.1. Taxes. Personal property taxes, if any, special taxing district assessments, if any, and general real estate
590 taxes for the year of Closing, based on ☐ Taxes for the Calendar Year Immediately Preceding Closing ☒ Most
591 Recent Mill Levy and Most Recent Assessed Valuation, or ☐ Other _____

592 16.2 Rents. Rents based on ☐ Rents Actually Received ☐ Accrued. At Closing, Seller shall transfer or credit
593 to Buyer the security deposits for all Leases assigned, or any remainder after lawful deductions, and notify all tenants
594 in writing of such transfer and of the transferee's name and address. Seller shall assign to Buyer all Leases in effect at
595 Closing and Buyer shall assume Seller's obligations under such Leases.

597 16.3. Association Assessments. Current regular Association assessments and dues (Association Assessments)
598 paid in advance shall be credited to Seller at Closing. Cash reserves held out of the regular Association Assessments
599 for deferred maintenance by the Association shall not be credited to Seller except as may be otherwise provided by the
600 Governing Documents. Buyer acknowledges that Buyer may be obligated to pay the Association, at Closing, an
601 amount for reserves or working capital. Any special assessment assessed prior to Closing Date (§ 3) by the
602 Association shall be the obligation of ☐ Buyer ☐ Seller. Except however, any special assessment by the Association
603 for improvements that have been installed as of the date of Buyer's signature hereon, whether assessed prior to or after
604 Closing, shall be the obligation of Seller. Seller represents that the Association Assessments are currently payable at
605 \$ _____ per _____ and that there are no unpaid regular or special assessments against
606 the Property except the current regular assessments and _____
607 Such assessments are subject to change as provided in the Governing Documents. Seller agrees to promptly request
608 the Association to deliver to Buyer before Closing Date (§ 3) a current Status Letter.

609 16.4. Other Prorations. Water and sewer charges, propane, interest on continuing loan, and other
610 similar items

611 16.5. Final Settlement. Unless otherwise agreed in writing, these prorations shall be final.

612 17. POSSESSION. Possession of the Property shall be delivered to Buyer on Possession Date (§ 3) at Possession
613 Time (§ 3), subject to the following Leases or tenancies:

614

615

616

617 If Seller, after Closing, fails to deliver possession as specified, Seller shall be subject to eviction and shall be
618 additionally liable to Buyer for payment of \$ 100.00 per day (or any part of a day notwithstanding
619 § 18.1) from Possession Date (§ 3) and Possession Time (§ 3) until possession is delivered.

620

GENERAL PROVISIONS

621 18. DAY; COMPUTATION OF PERIOD OF DAYS, DEADLINE.

622 18.1. Day. As used in this Contract, the term "day" shall mean the entire day ending at 11:59 p.m., United
623 States Mountain Time (Standard or Daylight Savings as applicable).

624 18.2. Computation of Period of Days, Deadline. In computing a period of days, when the ending date is
625 not specified, the first day is excluded and the last day is included, e.g., three days after MEC. If any deadline falls on a
626 Saturday, Sunday or federal or Colorado state holiday (Holiday), such deadline ☒ Shall ☐ Shall Not be extended
627 to the next day that is not a Saturday, Sunday or Holiday. Should neither box be checked, the deadline shall not be
628 extended.

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity¹ named Amana Enterprise
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:

<input type="checkbox"/> trust	<input type="checkbox"/> registered limited liability partnership
<input type="checkbox"/> nonprofit corporation	<input type="checkbox"/> registered limited liability limited partnership
<input checked="" type="checkbox"/> limited liability company	<input type="checkbox"/> limited partnership association
<input type="checkbox"/> general partnership	<input type="checkbox"/> government or governmental subdivision or agency
<input type="checkbox"/> limited partnership	<input type="checkbox"/> corporation
<input type="checkbox"/>	
3. The entity is formed under the laws of Colorado
4. The mailing address for the entity is 908 Salida Way
Aurora, CO 80011
5. The ☒ name ☐ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is Levent Ozdemir
- 6.² The authority of the foregoing person (s) to bind the entity is ☒ not limited ☐ limited
as follows: _____
7. Other matters concerning the manner in which the entity deals with interests in real property:

Executed this December 5, 2012

Levent Ozdemir
Signature

Signature

STATE OF COLORADO } SS:
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 5th day of December, 2012
by Levent Ozdemir

Witness my hand and official seal.

[Signature]
Notary Public

My commission expires: 6/29/2016

¹This form should not be used unless the entity is capable of holding title to real property.
²The absence of any limitation shall be prima facie evidence that no such limitation exists.
³The statement of authority must be recorded to obtain the benefits of the statute.



STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity¹ named
Amana Enterprise
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:
☐ trust
☐ nonprofit corporation
☒ limited liability company
☐ general partnership
☐ limited partnership
☐ registered limited liability partnership
☐ registered limited liability limited partnership
☐ limited partnership association
☐ government or governmental subdivision or agency
☐ corporation
3. The entity is formed under the laws of Colorado
4. The mailing address for the entity is 908 Salda Way
Aurora, CO 80011
5. The ☒ name ☐ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is
Levent Ordemir
- 6.² The authority of the foregoing person (s) to bind the entity is ☒ not limited ☐ limited
as follows: _____
7. Other matters concerning the manner in which the entity deals with interests in real property:

Executed this December 5, 2012

Levent Ordemir
Signature

Signature

STATE OF COLORADO
COUNTY OF Arapahoe } SS:

The foregoing instrument was acknowledged before me this 5th day of December, 2012
by Levent Ordemir

Witness my hand and official seal.

My commission expires: 6/29/2016

Levent Ordemir
Notary Public

¹This form should not be used unless the entity is capable of holding title to real property.
²The absence of any limitation shall be prima facie evidence that no such limitation exists.
³The statement of authority must be recorded to obtain the benefits of the statute.



REAL PROPERTY TRANSFER DECLARATION (TD-1000)

GENERAL INFORMATION

FILE NO.: 35100-13-05012 SCC

PURPOSE: The Real Property Transfer Declaration provides essential information to the county assessor to help ensure fair and uniform assessments for all property for property tax purposes. Refer to 39-14-102(4), Colorado Revised Statutes (C.R.S.).

REQUIREMENTS: All conveyance documents (deeds) subject to the documentary fee submitted to the county clerk and recorder for recordation must be accompanied by a Real Property Transfer Declaration. This declaration must be completed and signed by the grantor (seller) or grantee (buyer). Refer to 39-14-102(1)(a), C.R.S.

PENALTY FOR NONCOMPLIANCE: Whenever a Real Property Transfer Declaration does not accompany the deed, the clerk and recorder notifies the county assessor who will send a notice to the buyer requesting that the declaration be returned within thirty days after the notice is mailed.

If the Real Property Transfer Declaration is not returned to the county assessor within the 30 days of notice, the assessor may impose a penalty of \$25.00 or .025% (.00025) of the sale price, whichever is greater. This penalty may be imposed for any subsequent year that the buyer fails to submit the declaration until the property is sold. Refer to 39-14-102(1)(b), C.R.S.

CONFIDENTIALITY: The assessor is required to make the Real Property Transfer Declaration available for inspection to the buyer. However, it is only available to the seller if the seller filed the declaration. Information derived from the Real Property Transfer Declaration is available to any taxpayer or any agent of such taxpayer subject to confidentiality requirements as provided by law. Refer to 39-5-121.5, C.R.S. and 39-13-102(5)(c), C.R.S.

- 1) Address and/or legal description for the real property sold: Please do not use P.O. box numbers.

Lot 2 Blk 1 Wingert Sub
Aurora, CO 80203

- 2) Type of property purchased: ☐ Single Family Residential ☐ Townhouse ☐ Condominium ☐ Multi-Unit Res.
☐ Commercial ☐ Industrial ☐ Agricultural ☐ Mixed Use ☒ Vacant Land ☐ Other:
- 3) Date of Closing: August 15, 2013 Date of contract if different than date of closing
Month Day Year Month Day Year
- 4) Total sale price: Including all real and personal property. \$169,000.00
- 5) Was any personal property included in the transaction? Personal property would include, but is not limited to, carpeting, drapes, free standing appliances, equipment, inventory, furniture. If the personal property is not listed, the entire purchase price will be assumed to be for the real property as per 39-13-102, C.R.S. () Yes () No If yes, approximate value \$ Describe:
- 6) Did the total sale price include a trade or exchange of additional real or personal property? If yes, give the approximate value of the goods or services as of the date of closing. () Yes () No
If yes, approximate value \$ If yes, does this transaction involve a trade under IRS Code Section 1031? Yes No
- 7) Was 100% interest in the real property purchased? Mark "no" if only a partial interest is being purchased.
☒ Yes ☐ No If no, interest purchased %
- 8) Is this a transaction among related parties? Indicate whether the buyer or seller are related. Related parties include persons within the same family, business affiliate, or affiliated corporations. () Yes (X) No
- 9) Check any of the following that apply to the condition of the improvements at the time of purchase.
☐ New ☐ Excellent ☐ Good ☐ Average ☐ Fair ☐ Poor ☐ Salvage

If the property is financed, please complete the following.

- 10) Total amount financed \$ 0.00
- 11) Type of Financing: (Check all that apply)
☐ New ☐ Assumed ☐ Seller ☐ Third Party
☐ Combination; Explain
- 12) Terms:
☐ Variable; Starting interest rate % ☐ Fixed; Interest rate % Length of time years
Balloon Payment Yes No If yes, amount \$ Due date
- 13) Mark any that apply: ☐ Seller assisted down payments, ☐ Seller concessions, ☐ Special terms or financing.
If marked, please specify:

For properties OTHER than residential (Residential is defined as: single family detached, townhomes, apartments and condominiums) please complete question 14-16 if applicable. Otherwise, skip to #17 to complete.

- 14) Did the purchase price include a franchise or license fee? Yes ☒ No
If yes, franchise or license fee value \$
- 15) Did the purchase price involve an installment land contract? Yes ☒ No
If yes, date of contract
- 16) If this was a vacant land sale, was an on-site inspection of the property conducted by the buyer prior to the closing?
Yes ☒ No

Remarks: Please include any additional information concerning the sale you may feel is important.

- 17) Signed this 15th day of August, 2013

Enter the day, month and year, have at least one of the parties to the transaction sign the document, and include an address and a day time phone number.

Please designate buyer or seller.

Signature of Grantee (Buyer) or Grantor (Seller)

- 18) All future correspondence (tax bills, property valuations, etc.) regarding this property should be mailed to:

10200 E. Girard Ave B230

Address (mailing)

Denver CO 80231

City, State and Zip Code

Daytime Phone

Amana Enterprise, LLC

WARRANTY DEED

THIS DEED, Made on August 15, 2013 between
Larry W. Sare
of the County of Arapahoe, State of Colorado, grantor(s), and
Amana Enterprise, LLC
whose legal address is 908 Salida Way
Aurora, CO 80231
of the County of Arapahoe, State of Colorado, grantee(s):

WITNESSETH, that the grantor(s), for and in consideration of the sum of One Hundred Sixty Nine Thousand and 00/100 DOLLARS (\$169,000.00), the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the grantee(s), their heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Arapahoe and State of Colorado described as follows:

Lot 2,
Block 1,
WINGERT SUBDIVISION FILING NO. 1,
County of Arapahoe,
State of Colorado.

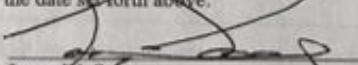
as known by street and numbers as: Lot 2 Blk 1 Wingert Sub, Aurora, CO 80203

TOGETHER with all and singular the hereditaments and appurtenances thereto 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(s), their heirs and assigns forever. And the grantor(s), for themselves, their heirs, and personal representatives, do covenant, grant, bargain, and agree to and with the grantee(s), their heirs and assigns, that at the time of the enrolling and delivery of these presents, they are well seized of the premises above conveyed, had good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for general taxes and assessments for the year 2013 and subsequent years; , exceptions as listed on Exhibit "A" and made a part hereof as if fully set forth herein

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons lawfully claiming the whole of any part thereof. Wherever used herein, the plural references shall be construed to be singular references and singular references shall be construed to be plural references where the context requires and all references of gender and person shall be construed to refer to the grantor or grantors identified herein regardless of the context.

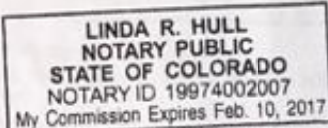
IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.


Larry W. Sare

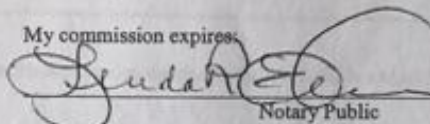
STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 15th day of AUGUST 2013 by Larry W. Sare.

Witness my hand and official seal.



My commission expires:


Notary Public

35100-13-05012 SCC