

## SPECIAL WARRANTY DEED

State Doc Fee: \$80.00  
Recording Fee: \$23.00

**THIS DEED** is dated the 10th day of March, 2022, and is made between  
(whether one, or more than one),

**Kingdom Building Ministries Incorporated, an Indiana non-profit corporation**

the "Grantor" of the County of Arapahoe and State of Colorado and

**United Property Developers LLC, a Colorado limited liability company**

(whether one, or more than one), the "Grantee", whose legal address is 14383 E Evans Drive, Aurora, CO 80014 of the County of and State of .

**WITNESS**, that the Grantor, for and in consideration of the sum of **Eight Hundred Thousand Dollars and No Cents (\$800,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Arapahoe and State of Colorado described as follows:

Lot 1, Block 1,  
SOUTHEAST COMMONS FILING NO. 3,  
County of Arapahoe, State of Colorado.


also known by street address as: 14383 E Evans Drive, Aurora, CO 80014

**TOGETHER** with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, 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, and the Grantee's heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree that the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a).

**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above.

Kingdom Building Ministries Inc., an Indiana Non-profit  
Corporation

  
By: Todd Bright, Chief Financial Officer

State of Colorado  
County of Denver

The foregoing instrument was acknowledged before me this 10th day of March, 2022 by Todd Bright as Chief Financial Officer of Kingdom Building Ministries Inc., an Indiana Non-profit Corporation.

  
Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_