

① LTDL0000211
\$6.00
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8 122.50



Cheri Brunvand-Summit County Recorder 6/17/2005 15:36 DF: 122.50

WHEN RECORDED RETURN TO:
Patricia L. Hauptman
1515 Arapahoe St., Tower 1, Suite 1400
Denver, CO 80202

SDF \$122.50

WARRANTY DEED

THIS DEED, dated June 15, 2005, between **Marc Silverman** of the County of Summit and State of Colorado, grantor(s), and **Patricia L. Hauptman**,

whose legal address is 1515 Arapahoe St., Tower 1, Suite 1400, Denver, CO 80202, of the County of Denver and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of **One Million Two Hundred Twenty Five Thousand and 00/100 Dollars (\$1,225,000.00)**, 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 heirs and assigns forever, **as tenants in common**, all the real property, together with improvements, if any, situate, lying and being in the County of Summit and State of Colorado, described as follows:

Lot **3511**, Keystone West Ranch Development - Phase IV according to the Plat thereof recorded April 18, 1985 at Reception No. 295459, and Subject to the Declaration of Covenants, Conditions and Restrictions of Keystone West Ranch recorded January 25, 1983 at Reception No. 251321, County of Summit, State of Colorado.

also known by street and number as: **30 Potentilla Cir, Keystone, CO 80435**

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(s), his heirs and assigns forever. The grantor(s), for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee(s), his heirs and assigns, that of the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has 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 as 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 whatsoever, except **general taxes for the year 2005 and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any.**

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

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 has executed this deed on the date set forth above.

Marc Silverman

STATE OF COLORADO)
COUNTY OF Summit)SS

The foregoing instrument was acknowledged before me on June 15, 2005, by Marc Silverman

Witness my hand and official seal.

My Commission Expires: 6-28-06

Notary Public

