

WARRANTY DEED

THIS DEED, dated this **July 14, 2023**,
between **Christine A. Kosewick**

\$88.40

of the County of **Larimer** and State of **Colorado**,
grantor(s), and **Estes Park Housing Authority, a Body Corporate**

whose legal address is **P.O. Box 1200, Estes Park, CO 80517**

of the County of Larimer and State of Colorado, grantees:

WITNESS, that the grantor(s), for and in consideration of the sum of **EIGHT HUNDRED EIGHTY-FOUR THOUSAND AND NO/100 DOLLARS (\$884,000.00)** 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, all the real property, together with improvements, if any, situate, lying and being in the County of Larimer and State of Colorado, described as follows:

See Exhibit A attached hereto and made a part hereof.

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 so ever except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

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.

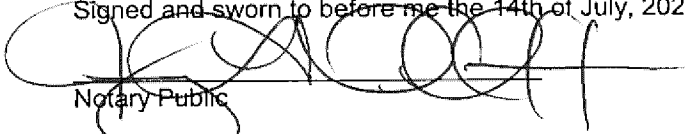


Christine A. Kosewick

State of Colorado

County of Larimer

Signed and sworn to before me the 14th of July, 2023, by Christine A. Kosewick.



Notary Public

Affix stamp/seal:

JENNY L NORTHCUTT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19944013781
MY COMMISSION EXPIRES SEPTEMBER 22, 2026

EXHIBIT "A"

THAT PART OF LOT 7, SUMMER VILLA, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 73 WEST OF THE 6TH P.M., LYING WEST AND NORTH OF COUNTY ROAD AS NOW LOCATED AND RUNNING THRU SAID SUBDIVISION, EXCEPT PORTIONS CONTAINED IN BOOK 850 AT PAGE 194 AND BOOK 1743 AT PAGE 50 AND EXCEPT THAT PORTION CONVEYED FOR COUNTY ROAD IN BOOK 1741 AT PAGE 701, COUNTY OF LARIMER, STATE OF COLORADO

also known by street and number as: 775 Riverside Dr., Estes Park, CO 80517