

This Instrument Prepared by:
Causey & Howard, LLC
P.O. Box 98
Vail CO 81658
Tele. 970.926.6556
Return to address above.

Property Appraiser's Parcel ID (Folio) # _____

WARRANTY DEED

THIS WARRANTY DEED entered into and made effective as of the 25th day of February, 2021, between Stone Concepts II, LLC, a Colorado limited liability company, with an address of P.O. Box 4330, Eagle CO 81631, herein referred to as the "**Grantor**" and 1248 Chambers, LLC, a Colorado limited liability company, with an address of P.O. Box 4330, Eagle CO 81631 as "**Grantee**".

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to or in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convert and confirm unto the Grantee, and Grantee's successors and assigns forever, all that certain parcel of land lying and being in the County of Eagle, State of Colorado, described as:

EAGLE VALLEY COMMERCIAL PARK F2, LOT C-30 AT
RECEPTION NO R666477 RECORDED ON 8/19/98, IN THE
COUNTY OF EAGLE, STATE OF COLORADO

PARCEL NO.: 1939-331-02-002

PROPERTY ADDRESS: 1248 CHAMBERS AVENUE, EAGLE CO
81631

TOGETHER WITH all and singular, the improvements, tenements, 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, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances and rights and easements of record.

SUBJECT TO all covenants, conditions, rights of way, restrictions and easements now of record, if any, and other matters of record and taxes for the year 2021 and subsequent years, not yet due and payable.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, Grantee's heirs and assigns forever. And the Grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the Grantee, Grantee's heirs and assigns, that at the time of the ensealing and delivery of these presents, Grantor is

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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 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;

NONE.

The 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.

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

IN WITNESSETH WHEREOF, Grantor has caused these presents to be duly executed in its name by those hereunto duly authorized.

Signed, sealed and delivered

STONE CONCEPTS II LLC, GRANTOR

BY: [Signature]
ITS: Pres

in the presence of:

[Signature]
Witness as to Grantor

Teague Carlson
Print Name

[Signature]
Witness as to Grantor

Carlos Ordonez
Print Name

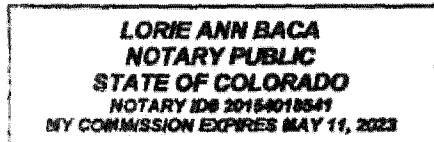
STATE OF COLORADO)
COUNTY OF EAGLE)

I hereby certify that on this day, before me, and officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgments, personally appeared Robert Michael Hamrick, known to be the person described or who produced a driver's license as identification, executed the foregoing Warranty Deed and who acknowledged before me that he executed same.

Witness my hand and official seal in the County and State last aforesaid on this 25th day of February 2021.

Lorie Ann Baca
NOTARY PUBLIC
My Commission Expires: May 11, 2023

[SEAL]



After Recording Mail to:
Causey & Howard, LLC
P.O. Box 98
Vail CO 81658