

Recorded at _____ o'clock, __M., _____
Reception No. _____, Recorder.

SPECIAL WARRANTY DEED

No Doc Fee

THIS DEED, Made this 7th day of September, 2011,
between

of the County of La Plata, State of Colorado,
grantor(s), and

whose legal address is _____
Bayfield, Colorado 81122,
grantee(s):

WITNESSETH, That the grantor(s) for and in consideration of the sum of TEN DOLLARS*, 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), and their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with improvements, if any, situate, lying and being in the County of La Plata, State of Colorado, described as follows:

Lot 21, SUNRISE ESTATES 2003, according to the plat thereof filed for record
November 24, 2003 as Reception No. 873309.

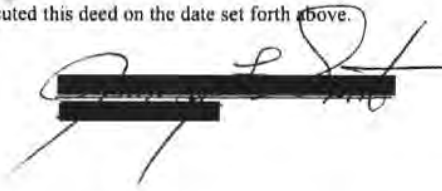
* This transfer is exempt from the documentary fee (§§39-13-101, et seq., C.R.S.).

also known as street and number as _____ Bayfield, Colorado 81122;

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) and their heirs and assigns forever. The grantor(s) for himself, and his heirs and personal representatives or successors, does covenant and agree that he shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), and their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

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

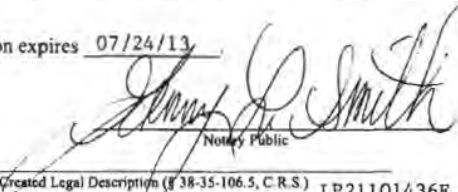


STATE OF COLORADO)
) ss.
COUNTY OF LA PLATA)

The foregoing instrument was acknowledged before me this 7th day of September, 2011, by
JIMMY L. SMART.

Witness my hand and official seal. My commission expires 07/24/13.

GENNY L SMITH
NOTARY PUBLIC, STATE OF COLORADO


Notary Public

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.) LP21101436E