

COPY

SPECIAL WARRANTY DEED

State Doc Fee: \$75.84
Recording Fee: \$23.00

THIS DEED is dated the 24th day of January, 2022, and is made between (whether one, or more than one),

VanMEVEREN HOLDINGS, LLC, a Colorado limited liability company

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

MSCG LLC, a Colorado limited liability company

as Tenants in Common, (whether one, or more than one), the "Grantee", whose legal address 608 East Harmony Road #301 Fort Collins, CO 80525 of the County of Larimer and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **Seven Hundred Fifty Eight Thousand Four Hundred Dollars and No Cents (\$758,400.00)**, 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 Larimer and State of Colorado described as follows:

Condominium Unit 101, 2038 Caribou Condominium Owners Association at Timberline Office Park, according to the Subassociation Declaration for 2038 Caribou Condominium Owners Association at Timberline Office Park recorded December 23, 2004 at Reception No. 2004-0122637, as amended by the First Amendment to Subassociation Declaration for 2038 Caribou Condominium Owners Association at Timberline Office Park recorded December 30, 2010 at Reception No. 20100084872, and the Condominium Map for 2038 Caribou Condominium Owners Association at Timberline Office Park recorded December 23, 2004 at Reception No. 2004-0122638, as amended by the Condominium Map for 2038 Caribou Condominium Owners Association at Timberline Office Park Amendment Number 1 recorded February 23, 2011 at Reception No. 20110012588, all in the Larimer County, Colorado records.

also known by street address as: 2038 Caribou Drive, Unit 101, Fort Collins, CO 80525

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.

VanMeveren Holdings LLC, a Colorado Limited Liability Company

By: 
Boyd VanMeveren, Member

By: 
Aileen VanMeveren, Member

