

WARRANTY DEED

THIS DEED, Made this 13th day of December, 2017 between

Lone Pine Real Estate, LLC, a Delaware Limited Liability Company

of the County of Plymouth, in the State of Massachusetts, grantor, and

Theodore Bertele, in Severalty

Whose legal address is 1361 Carnation Circle Longmont, CO 80503 of the County of Boulder, in the State of Colorado, grantees:

WITNESSETH, that the grantor, for and in consideration of the sum of Seven Thousand and 00/100 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), his heirs and assigns forever all the real property, together with improvements, if any, situate, lying and being in the County of Gilpin and State of Colorado, described as follows:

Lot 1, Roosevelt Ridge Exemption Plat,
County of Gilpin, State of Colorado.

also known by street and number as 1 Roosevelt Ridge Black Hawk CO 80422

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 said grantee(s), his heirs and assigns forever. And the grantor(s), for has granted, bargained, sold and conveyed, and by these presents does for , heirs and personal representatives, covenant, grant, bargain, and agree to and with the grantee(s), his heirs and assigns, that at the time of the ensembling and delivery of these presents, 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 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 of nature soever, except and subject to:

General Taxes for the year 2017 and subsequent years; and those specific exceptions described by reference to recorded documents as reflected in the Title documents accepted by Grantee(s) in accordance with Section 8.1 (Record Title Matters) of the contract to buy and Sell real estate relating to the above described real property; distribution utility easements (including, cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8.2 (Off Record Title Matters) and Section 9 (Current Survey Review) of the Contract to Buy and Sell Real estate relating to the above described property; inclusion of the Property within any special taxing district; the benefits and burdens of any recorded declaration and party wall agreements, 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(s) has executed this deed on the date set forth above.

Lone Pine Real Estate, LLC, a Delaware Limited Liability

BY: [Signature]
Scott Schorer, Managing Member

State of MA)
)ss.
County of Middlesex)

The foregoing instrument was acknowledged before me on 11 December 2017,
by Lone Pine Real Estate, LLC, a Delaware Limited Liability Company

Witness my hand and official seal.

[Signature]
Notary Public

