



State Documentary Fee
Date: February 01, 2023
\$20.00

Special Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(b))

This Deed, effective as of **February 1st, 2023**, signed on the date(s) acknowledged below, by Grantor(s), **SHRIKANT KUMAR AND ARCHANA PATEL**, whose street address is **8526 EAST 81ST PLACE, TULSA, OK 74133**, City or Town of **TULSA**, County of **Tulsa** and State of **Oklahoma**, for the consideration of **(\$200,000.00) ***Two Hundred Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **832 WAPITI LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 65% INTEREST**, whose street address is **16051 CRESTROCK CIRCLE, PARKER, CO 80134**, City or Town of **PARKER**, County of **Douglas** and State of **Colorado** AND **WAPITI VISTA TOWNHOMES LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 35% INTEREST**, whose street address is **590 GLENCOE STREET, DENVER, CO 80220**, City or Town of **DENVER**, County of **Denver** and State of **Colorado**, the following real property in the County of **Grand** and State of **Colorado**, to wit:

LOT 15, BLOCK MH, PTARMIGAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 8, 1973 UNDER RECEPTION NO. 125924, COUNTY OF GRAND, STATE OF COLORADO.

also known by street and number as: **(VACANT LAND) 832 WAPITI, FRASER, CO 80442**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

(SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: **832 WAPITI LLC, A COLORADO LIMITED LIABILITY COMPANY AND WAPITI VISTA TOWNHOMES LLC, COLORADO LIMITED LIABILITY COMPANY, 590 GLENCOE STREET, DENVER, CO 80220**



Unofficial Copy

Special Warranty Deed with Statutory Exceptions

SIGNATURE PAGE - Page 1 of 2

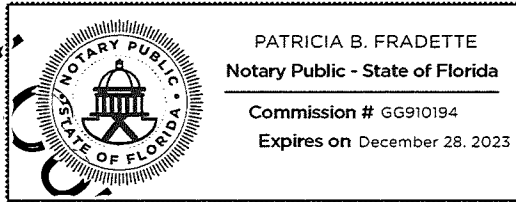
Shrikant Kumar
SHRIKANT KUMAR

State of Florida)
County of Manatee)ss.
)

The foregoing instrument was acknowledged before me on this day of 01/31/2023 by **SHRIKANT KUMAR**

Witness my hand and official seal

My Commission expires: 12/28/2023 Patricia B. Fradette Patricia B. Fradette
Notary Public



I.D. Driver license

Notarized online using audio-video communication

Special Warranty Deed with Statutory Exceptions


SIGNATURE PAGE - Page 2 of 2


ARCHANA PATEL

State of Oklahoma)
County of Futsa (Wagner))ss.

The foregoing instrument was acknowledged before me on this day of Feb. 1st 2023 by ARCHANA PATEL

Witness my hand and official seal

My Commission expires: 5-5-2023 
Notary Public

JENNIFER KLYNE
Notary Public, State of Oklahoma
Commission # 21015579
My Commission Expires 12-02-2025

Unofficial Copy Unofficial Copy Unofficial Copy