



State Documentary Fee
Date: July 14, 2017
\$7.00

Warranty Deed

(Pursuant to 38-30-113 C.R.S.)

THIS DEED, made on July 14, 2017 by **THE KENNETH C. ROZAS TRUST DATED APRIL 8, 2015, AS AMENDED** Grantor(s), of the County of **Grand** and State of **Colorado** for the consideration of **(\$70,000.00) ***Seventy Thousand and 00/100***** dollars in hand paid, hereby sells and conveys to **NATHAN PETERSON** Grantee(s), whose street address is **30150 TROUTDALE SCENIC DRIVE, EVERGREEN, CO 80439**, County of **Jefferson**, and State of **Colorado**, the following real property in the County of **Grand**, and State of **Colorado**, to wit:

LOT 1, BLOCK M, VICTORIA VILLAGE, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1976 UNDER RECEPTION NO. 142175, COUNTY OF GRAND, STATE OF COLORADO.

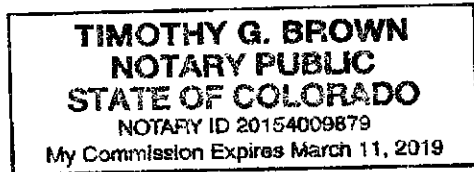
also known by street and number as: **837 QUAIL DRIVE, FRASER, CO 80442**

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2017 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) 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 Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; Any special assessment if the improvements were not installed as of the date of Buyer's signature on the Contract to Buy and Sell Real Estate, whether assessed prior to or after Closing; and other NONE*

THE KENNETH C. ROZAS TRUST DATED APRIL 8, 2015, AS AMENDED

By: *Kenneth C. Rozas*
KENNETH C. ROZAS, TRUSTEE

By: *Trudy C. Rozas*
TRUDY C. ROZAS, TRUSTEE



State of **COLORADO**)
)ss
County of **GRAND**)

The foregoing instrument was acknowledged before me on this day of **July 14, 2017** by **KENNETH C. ROZAS AND TRUDY C. ROZAS AS TRUSTEE'S OF THE KENNETH C. ROZAS TRUST DATED APRIL 8, 2015, AS AMENDED**

Witness my hand and official seal.
My Commission expires **3-11-19**

T. G. Brown
Notary Public

When Recorded Return to: **NATHAN PETERSON**
30150 TROUTDALE SCENIC DRIVE, EVERGREEN, CO 80439