



State Documentary Fee  
Date: July 14, 2021  
\$165.00

### General Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(a))

Grantor(s), **ELEVATED PC, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **1314 E. LAS OLAS BLVD, Fort Lauderdale, FL 33301**, City or Town of **Fort Lauderdale**, County of **Broward** and State of **Florida**, for the consideration of **(\$1,650,000.00) \*\*\*One Million Six Hundred Fifty Thousand and 00/100\*\*\*** dollars, in hand paid, hereby sell(s) and convey(s) to **MARABOU OWNERS ASSOCIATION, INC., A COLORADO NON-PROFIT CORPORATION**, whose street address is **41255 MARABOU LOOP, Steamboat Springs, CO 80487**, City or Town of **Steamboat Springs**, County of **Routt** and State of **Colorado**, the following real property in the County of **Routt** and State of **Colorado**, to wit:

See attached "Exhibit A"

also known by street and number as: **1865 SKI TIME SQUARE DRIVE, UNITS DN-1C AND DN-2C, STEAMBOAT SPRINGS, CO 80487**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

Signed this day of **July 14, 2021**.

**ELEVATED PC, LLC, A COLORADO LIMITED LIABILITY COMPANY**

By: **24 PROPERTY MANAGEMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER**

By: **CC123 HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER**

  
Andrea Kallberg, Manager

State of

**CO**

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)ss.

County of

**ROUTT**

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The foregoing instrument was acknowledged before me on this day of **7-13-21** by **ANDREA KALLBERG AS MANAGER OF CC123 HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGER OF 24 PROPERTY MANAGEMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF ELEVATED PC, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: **10.11.21**

  
Notary Public

**MELISSA GIBSON**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
NOTARY ID 20054039265  
My Commission Expires October 11, 2021

When recorded return to: **MARABOU OWNERS ASSOCIATION, INC., A COLORADO NON-PROFIT CORPORATION**  
**41255 MARABOU LOOP, Steamboat Springs, CO 80487**



**Exhibit A**

CONDOMINIUM UNIT DN-1C AND CONDOMINIUM UNIT DN-2C, TORIAN PLUM CONDOMINIUMS PHASE I, ACCORDING TO THE MAP THEREOF RECORDED FEBRUARY 16, 1984 UNDER FILE NO. 9561, CORRECTED BY LETTER OF CORRECTION RECORDED MARCH 16, 1984 IN BOOK 595 AT PAGE 1620, AND AS AMENDED BY AMENDED MAP THEREOF RECORDED JANUARY 27, 1986 UNDER FILE NO. 9941, CORRECTED BY LETTER OF CORRECTION RECORDED MAY 17, 1990, AND ACCORDING TO THE RESTATED CONDOMINIUM DECLARATION RECORDED JANUARY 27, 1986 IN BOOK 613 AT PAGE 972, FIRST AMENDMENT TO RESTATED CONDOMINIUM DECLARATION RECORDED MARCH 14, 1986 IN BOOK 614 AT PAGE 1488, AND RECORDED MARCH 14, 1986 IN BOOK 614 AT PAGE 1497, AND AMENDMENT RECORDED JANUARY 14, 1993 IN BOOK 681 AT PAGE 2548, AND AMENDMENT TO RESTATED CONDOMINIUM DECLARATION RECORDED JANUARY 12, 2000 AT RECEPTION NO. 522147, SUBJECT TO THE TERMS, PROVISIONS AND OBLIGATIONS OF SAID CONDOMINIUM, COUNTY OF ROUTT, STATE OF COLORADO.