

## SPECIAL WARRANTY DEED

THIS DEED, made this 19th day of March, 2021, between

**ZEITERN, INC., A COLORADO CORPORATION**

whose address is 830 Lincoln Ave, Steamboat Springs, CO 80487, GRANTOR(S), and

**SUNSHINE STEAMBOAT, LLC**

whose address is 3030 18th Street, Boulder, CO 80304, GRANTEE(S):

**WITNESS**, that the grantor(s), for and in consideration of the sum of Six Hundred Thousand and 00/100 Dollars (\$600,000.00), 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), grantee's heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Routt and State of Colorado, described as follows:

**Lot 3, EAGLE'S VISTA SUBDIVISION, according to the recorded plat thereof filed November 29, 2018 at File No. 14367 and at Reception No. 795570, COUNTY OF ROUTT, STATE OF COLORADO**

also known by street and number as: **1859 River Queen Lane, Steamboat Springs, CO 80487**

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appurtenant, 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, 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, grantee's heirs and assigns forever. The grantor(s), for the grantor, grantor's heirs, and personal representatives or successors, does covenant and agree that grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, grantee's heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the grantor, except for general taxes for the current and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any; subject to Statutory Exceptions as defined in C.R.S. §38-30-113, Revised.

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 has executed this deed on the date set forth above.

**Zeitern, Inc., a Colorado corporation**

By: 

**Tyrone Lockhart, President**

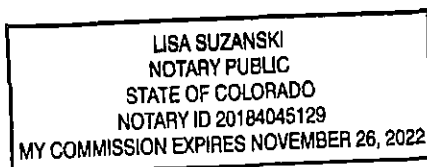
**STATE OF: Colorado**

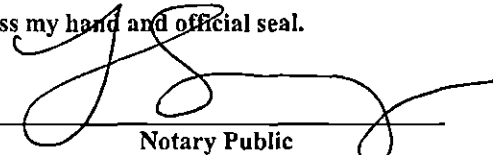
**COUNTY OF: Routt**

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 19 day of March, 2021 by Tyrone Lockhart, President of Zeitern, Inc., a Colorado corporation.

My Commission expires: 11/24/22

Witness my hand and official seal.



  
Notary Public



**TITLE COMPANY**  
of the rockies

SPECIAL WARRANTY DEED -

**0502393**  
March 18, 2021  
9:49 AM

**Return: Grantee**