

WHEN RECORDED RETURN TO:
Katharine Oliver
8053 County Road 51
Keenesburg, CO 80643



First American

File Number: 5523-3147157

WARRANTY DEED

THIS DEED, Made this Fifth day of November, 2018, between **Bearson Dairy, L.L.C.** a Colorado limited liability company duly organized and existing under and by virtue of the laws of the State of Colorado, grantor, and **Katharine Oliver** whose legal address is 8053 County Road 51, Keenesburg, CO 80643 of the County of Weld and State of Colorado, grantee:

WITNESSETH, That the grantor, for and in consideration of the sum of **FOUR HUNDRED FIFTY FIVE THOUSAND AND NO/100 DOLLARS (\$455,000.00)**, 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, his heirs, successors and assigns forever, Tenants in Severalty all the real property, together with improvements, if any, situate, lying and being in the County of Weld, State of Colorado, described as follows:

LOT A OF RECORDED EXEMPTION NO. 1305-19-4-RE-2907, BEING THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., RECORDED JANUARY 26, 2001 AT RECEPTION NO. 2821719 AND CORRECTION RECORDED AUGUST 30, 2002 AT RECEPTION NO. 2982966, COUNTY OF WELD, STATE OF COLORADO.

also known by street and number as: **8053 County Road 51, Keenesburg, CO 80643**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and remainders, rents, issues and profits thereof; and all the estate, right, 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 said grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is 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 lawful authority to grant, bargain sell and convey the same in manner and form 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 or nature soever, and except general taxes for the current year and subsequent years, and except easements, covenants, reservations, restrictions, and right of way, if any, of record.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, 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.

Doc Fee: \$45.50

IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its **Manager**, and its corporate seal to be hereunto affixed, attested by its **Manager**, the day and year first above written.

Bearson Dairy, L.L.C., a Colorado limited liability company

By: Bradley Bearson
Name: Bradley Bearson
Title: Manager

State of **Colorado**)
County of El Paso)ss

The foregoing instrument was acknowledged to before me this Fifth day of November, 2018 by **Bradley Bearson**, the **Manager** of **Bearson Dairy, L.L.C., a Colorado limited liability company**.

Witness my hand and official seal.

My commission expires: 7-15-2022

Rose Nolan

Notary Public

