

After Recording Return to  
=Addressee=

**SPECIAL WARRANTY DEED**

This Deed, made

Between **Steamboat Ventures, Ltd., a Florida limited partnership**, of the County **Routt**, State of **COLORADO**, grantor(s) and **=PhraseBox Tenancy SPWD=**, whose legal address is **, , County of Routt**, and State of **COLORADO**, grantee(s)

**WITNESSETH**, That the grantor(s), for and in the consideration of the sum of **DOLLARS** Dollars (\$ ) 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), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of **Routt**, State of **COLORADO** described as follows:

Unit \_\_\_\_\_, **THE HIGHMARK**, according to the plat recorded May 7, 2007 at Reception No. 656460 and as filed at File No. 13739, and the Declaration recorded May 7, 2007 at Reception No. 656461, subject to the terms, provisions and obligations of said Condominium, County of Routt, State of Colorado

also known by street and number as **2525 Village Drive, Unit 3B, Steamboat Springs, CO 80487**

**TOGETHER** with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, 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** said premises above bargained and described, with the appurtenances, unto the grantee, their heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

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 on the date set forth above.

**SELLER:**

\_\_\_\_\_  
Steamboat Ventures, Ltd., a Florida limited partnership

STATE OF COLORADO )ss:  
COUNTY OF **Routt**

The foregoing instrument was acknowledged before me by **Steve Sirang, Manager of Concord Wilshire Partners, LLC, a Nevada limited liability company, Manager of Mountain View Development, LLC, a Colorado limited liability company, General Partner Steamboat Ventures, Ltd., a Florida limited partnership.**

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public  
My Commission expires:

After Recording Return to-Larimer & Adams County Only  
=Addressee=

WDTRIMARK

ESCROW NO. 462-H0265216-328-JD3

