

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Town of Carbondale, Colorado
c/o Cathy Derby, Town Clerk
511 Colorado Avenue
Carbondale, Colorado 81623

SPECIAL WARRANTY DEED

THIS DEED is effective December 31, 2021, and is made between PICKWICK HOLDINGS, LLC, a Colorado limited liability company ("Grantor"), whose street address is 329 Main St., Carbondale, CO 81623, and the TOWN OF CARBONDALE, COLORADO, a Colorado home rule municipal corporation ("Grantee"), whose street address is 511 Colorado Ave., Carbondale, CO 81623.

The Grantor for and in consideration of the sum of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells and conveys to the Grantee and the Grantee's successors and assigns forever the following real property, together with any improvements thereon, (the "Property") in the County of Garfield and State of Colorado:

Lots 17 and 18, Town Center Filing #1 according to the Plat thereof recorded March 25, 2003 as Reception No. 6235291; and

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15 and 16, Town Center Filing Subdivision No. 2 according to the Plat thereof recorded February 4, 2005 as Reception No. 668233.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, 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 and the Grantee's successors and assigns forever. The Grantor, for the Grantor and the Grantor's successors and assigns, does covenant, grant, bargain and agree to and with the Grantee and the Grantee's successors and assigns, that at the time of the ensealing and delivery of these presents, the Grantor 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 is free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, **except easements, restrictions, reservations, covenants and rights-of-way of record, if any; and the Grantor also hereby EXCEPTS and RESERVES unto itself a permanent parking**

easement upon an 800 s.f. (20 feet wide by 40 feet long) portion of Lot 17, Town Center Filing #1, in the location set forth on Exhibit A, for four parking spaces that are intended to benefit adjacent Lot 19, Town Center Filing #1. The terms and conditions of the reserved parking easement as well as the precise legal description of such easement shall be set forth and governed by a separate Parking Easement Agreement being entered into by Grantor and Grantee that will be recorded subsequent to this Special Warranty Deed.

The Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, and the Grantee's successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof by, through or under Grantor.

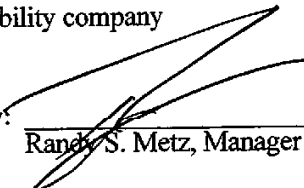
The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Property is being conveyed by the Grantor to the Grantee as a contribution or gift made for exclusively public purposes within the meaning of section 170(c)(1) of the Internal Revenue Code of 1986, as amended.

THIS DEED WAS GIVEN FOR NOMINAL CONSIDERATION (LESS THAN \$500), THEREFORE, NO DOCUMENTARY FEE IS PAYABLE.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

PICKWICK HOLDINGS LLC, a Colorado limited liability company

By: 
Randy S. Metz, Manager

STATE OF COLORADO)
) ss.
County of Garfield)

The foregoing instrument was acknowledged before me this 30th day of December, 2021, by Randy S. Metz, as Manager of PICKWICK HOLDINGS LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 8/11/2022


Notary Public

EXHIBIT A

Attach Parking Easement Exhibit showing 4 10' x 20' parking spaces in southeastern portion of
Lot 17, Town Center Filing No. 1

