

E0023041

WARRANTY DEED

State Doc Fee: \$110.40



19000311270
\$18.00

THIS DEED is dated the 24th day of February, 2020, and is made between

The Munoz Children's Trust

(whether one, or more than one), the "Grantor" of the County of Arapahoe and State of Colorado and

Kerman Investments LLC, a Colorado limited liability company

(whether one, or more than one), the "Grantee", whose legal address is 3800 Irving Street, Suite 10, Aurora, CO 80211 of the County of Arapahoe and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **One Million One Hundred Four Thousand Dollars and No Cents (\$1,104,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Arapahoe and State of Colorado described as follows:

Lot 2, Block 1,
AURORA PLAZA,
County of Arapahoe,
State of Colorado.

also known by street address as: 11310 East Colfax Avenue, Aurora, CO 80010

TOGETHER with all and singular the hereditaments and appurtenances thereto 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 Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the enrolling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as 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, except and subject to:

See Exhibit "A" attached hereto and made a part hereof

And the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

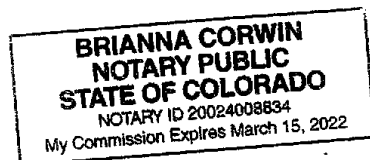
IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

THE MUNOZ CHILDREN'S TRUST

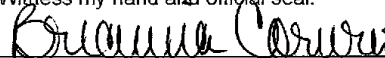
By: 
Flavio Munoz, Trustee

State of Colorado
County of Denver

The foregoing instrument was acknowledged before me this 24th day of February, 2020 by Flavio Munoz as Trustee of The Munoz Children's Trust.



Witness my hand and official seal.



Notary Public

My commission expires:

EXHIBIT "A"
EXCEPTIONS TO TITLE

1. Taxes for the year 2020, and subsequent years; special assessments or charges not certified to the County Treasurer.
2. Easements, notes, restrictions and rights-of-way, as set forth on the plat of Aurora Plaza, recorded May 11, 1970, at Reception No. 1183854.
3. Site Plan recorded January 12, 1987 at Reception No. 2779203.
4. Existing leases and tenancies.