

E2083843

State Documentary Fee
Date: August 09, 2022
\$355.00

General Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(a))

Grantor(s), KRF 4275, LLC, A COLORADO LIMITED LIABILITY COMPANY AND MBB HOLDINGS III, LLC, A KANSAS LIMITED LIABILITY COMPANY ("collectively, "Grantor"), whose street address is 1509 YORK STREET, SUITE 201, DENVER, CO 80206, City or Town of DENVER, County of Denver and State of Colorado, for the consideration of (\$3,550,000.00) ***Three Million Five Hundred Fifty Thousand and 00/100*** dollars, in hand paid, hereby sell(s) and convey(s) to QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, whose street address is 4705 S. 129TH EAST AVENUE, TULSA, OK 74134, City or Town of TULSA, County of Tulsa and State of Oklahoma, the following real property in the County of Arapahoe and State of Colorado, to wit:

PARCEL A:

LOT 1, BLOCK 1, LOWRY CREDIT UNION SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

TOGETHER WITH THAT PART OF SOUTH CRYSTAL STREET VACATED BY ORDINANCE NO. 2001-93, RECORDED DECEMBER 3, 2001 UNDER RECEPTION NO. B1206665.

EXCEPT THAT PART CONVEYED BY DEED RECORDED MARCH 19, 2002 UNDER RECEPTION NO. B2051156.

TOGETHER with (i) all strips and gores of land lying adjacent to the property which Grantor owns, (ii) all rights, easements and appurtenances belonging and appertaining thereto which Grantor owns, (iii) all oil, gas and mineral rights associated with the property, if any, which Grantor owns, (iv) all water rights, well rights, water stock certificates or shares, if any, which Grantor owns, and (v) all right, title and interest of Grantor in and to any and all (a) roads, streets, alleys or public and private rights of way, bounding the property and (b) any improvements thereon, if any, in their present condition.

PARCEL B:

THOSE EASEMENT RIGHTS CREATED BY RECIPROCAL ACCESS AND PARKING EASEMENT AGREEMENT RECORDED MARCH 19, 2002 UNDER RECEPTION NO. B2051157.

also known by street and number as: **14305 E ALAMEDA AVE, AURORA, CO 80012**

with all its appurtenances and warrant(s) the title to the same, subject to the Permitted Exceptions listed in Exhibit A, attached hereto and incorporated herein by reference.

Signed this day of August 9, 2022

(SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION
4705 S. 129TH EAST AVENUE, TULSA, OK 74134

70769216



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with all its appurtenances and warrant(s) the title to the same, subject to the Permitted Exceptions listed in Exhibit A, attached hereto and incorporated herein by reference.

Signed this day of August 9, 2022

(SEE ATTACHED "SIGNATURE PAGE")



Warranty Deed with Statutory Exceptions

SIGNATURE PAGE

KRF 4275, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: KRF II, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

By: [Signature]
GEORGE BALAFAS, PRESIDENT

MBB HOLDINGS III, LLC, A KANSAS LIMITED LIABILITY COMPANY

By: [Signature]
GEORGE BALAFAS, MANAGER

State of Colorado)
)ss.
City and County of DENVER)

The foregoing instrument was acknowledged before me on this 9th day of August, 2022 by GEORGE BALAFAS AS PRESIDENT OF KRF II, LLC, A COLORADO LIMITED LIABILITY COMPANY AS SOLE MEMBER OF KRF 4275, LLC, A COLORADO LIMITED LIABILITY COMPANY

Witness my hand and official seal

My Commission expires: 8-29-22

[Signature]
Notary Public

THOMAS J BLAKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874017358
My Commission Expires: August 29, 2025

State of Colorado)
)ss.
City and County of DENVER)

The foregoing instrument was acknowledged before me on this 9th day of August, 2022 by GEORGE BALAFAS AS MANAGER OF MBB HOLDINGS III, LLC, A KANSAS LIMITED LIABILITY COMPANY

Witness my hand and official seal

My Commission expires: 8-29-22

[Signature]
Notary Public

THOMAS J BLAKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874017358
My Commission Expires: August 29, 2025

EXHIBIT A
(Permitted Exceptions)

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
2. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.

ITEM NOS. 1 THROUGH 3 OF THE ABOVE GENERAL EXCEPTIONS ARE HEREBY DELETED.

ITEM NO. 4 OF THE ABOVE GENERAL EXCEPTIONS IS DELETED AS TO ANY LIENS RESULTING FROM WORK OR MATERIAL CONTRACTED FOR OR FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF KRF 4275, LLC, A COLORADO LIMITED LIABILITY COMPANY AND MBB HOLDINGS III, LLC, A KANSAS LIMITED LIABILITY COMPANY.

CHICAGO TITLE INSURANCE COMPANY SHALL HAVE NO LIABILITY FOR ANY LIENS ARISING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION.

3. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
4. EXISTING LEASES AND TENANCIES OF AURORA CHAMBER OF COMMERCE, UNIVERSITY PHYSICIANS, INC., VERIZON WIRELESS (VAW) LLC, AND SCHOOL INSURANCE AGENCY, LLC.
5. TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION AGREEMENT RECORDED JULY 30, 1974 IN BOOK 2262 AT PAGE 6.
6. UTILITY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED NOVEMBER 23, 1977, IN BOOK 2684 AT PAGE 791.
7. UTILITY EASEMENT AS GRANTED TO THE CITY OF AURORA IN INSTRUMENT RECORDED FEBRUARY 06, 1979, IN BOOK 2931 AT PAGE 722.
8. UTILITY EASEMENT AS GRANTED TO THE CITY OF AURORA IN INSTRUMENT RECORDED FEBRUARY 06, 1979, IN BOOK 2931 AT PAGE 724.
9. UTILITY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED FEBRUARY 15, 1979, IN BOOK 2936 AT PAGE 747.
10. TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF PLANNED BUILDING GROUP RECORDED SEPTEMBER 29, 1986 IN BOOK 4902 AT PAGE 645.
11. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF LOWRY CREDIT UNION SUBDIVISION FILING NO. 1 RECORDED OCTOBER 07, 1986 UNDER RECEPTION NO. 2734520.
12. TERMS, CONDITIONS AND PROVISIONS OF LOWRY FEDERAL CREDIT UNION PLANNED BUILDING GROUP MAP, RECORDED NOVEMBER 10, 1986, UNDER RECEPTION NO. 2750943.
13. TERMS, CONDITIONS AND PROVISIONS OF REVOCABLE LICENSE RECORDED AUGUST 17, 1987 IN BOOK 5237 AT PAGE 651.
14. COVENANT WITH THE CITY OF AURORA, STATE OF COLORADO, AND THE UNITED STATES OF AMERICA RECORDED SEPTEMBER 29, 1988, IN BOOK 4902 AT PAGE 640 AS FOLLOWS: THE OWNERS AND OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING, DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE OR NUISANCE OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS ABOVE A PLANE SEVEN HUNDRED FIFTY FEET (750 FT.) ABOVE GROUND LEVEL; PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING COVENANT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS, ADMINISTRATORS OR ASSIGNS OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
15. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RECIPROCAL ACCESS AND PARKING EASEMENT AGREEMENT RECORDED MARCH 19, 2002 UNDER RECEPTION NO. B2051157.