



State Documentary Fee  
Date: December 23, 2021  
\$44.00

**Special Warranty Deed**  
(Pursuant to C.R.S. 38-30-113(1)(b))

Grantor(s), **IGOR DAVIDSON**, whose street address is **279 LAREDO STREET, AURORA, CO 80011**, City or Town of **AURORA**, County of **Arapahoe** and State of **Colorado**, for the consideration of **(\$440,000.00) \*\*\*Four Hundred Forty Thousand and 00/100\*\*\*** dollars, in hand paid, hereby sell(s) and convey(s) to **GOOD MORNING, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **6584 S. CATAWBA CIR., Aurora, CO 80016**, City or Town of **Aurora**, County of **Arapahoe** and State of **Colorado**, the following real property in the County of **Arapahoe** and State of **Colorado**, to wit:

**See attached "Exhibit A"**

also known by street and number as: **279 LAREDO STREET, AURORA, CO 80011**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of 12-23-21

(SEE ATTACHED "SIGNATURE PAGE")


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When recorded return to: **GOOD MORNING, LLC, A COLORADO LIMITED LIABILITY COMPANY**  
**6584 S. CATAWBA CIR., Aurora, CO 80016**



Special Warranty Deed with Statutory Exceptions

SIGNATURE PAGE

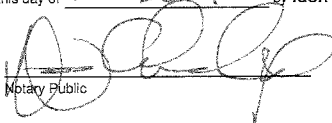
  
 \_\_\_\_\_  
 IGOR DAVIDSON

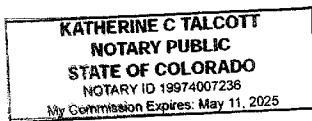
State of CO )  
 ) ss.  
 County of denver )

The foregoing instrument was acknowledged before me on this day of 12-23-21 by IGOR DAVIDSON

Witness my hand and official seal

My Commission expires: 5.11.25 \_\_\_\_\_

  
 \_\_\_\_\_  
 Notary Public



**Exhibit A****PARCEL A:**

A PARCEL OF LAND BEING A PORTION OF LOT 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8 AS RECORDED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8;  
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 NORTH 89 DEGREES 55 MINUTES 38 SECONDS WEST, A DISTANCE OF 175.00 FEET;  
THENCE NORTH 00 DEGREES 04 MINUTES 22 SECONDS EAST ALONG THE EASTERLY LINE OF LOT 1, BLOCK 1 OF SAID AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8 A DISTANCE OF 53.00 FEET;  
THENCE N 89 DEGREES 55 MINUTES 38 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF 66.98 FEET;  
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EASTERLY LINE OF LOT 1, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 20 AS RECORDED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE A DISTANCE OF 229.99 FEET;  
THENCE SOUTH 89 DEGREES 55 MINUTES 38 SECONDS EAST TANGENT WITH THE FOLLOWING DESCRIBED CURVE ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8 A DISTANCE OF 222.27 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 20.00 FEET, A CHORD BEARING OF SOUTH 44 DEGREES 56 MINUTES 09 SECONDS EAST A DISTANCE OF 28.28 FEET, AND AN ARC DISTANCE OF 31.41 FEET;  
THENCE SOUTH 00 DEGREES 04 MINUTES 22 SECONDS WEST TANGENT WITH THE LAST DESCRIBED CURVE ALONG THE EASTERLY LINE OF SAID LOT 2, BLOCK 1 A DISTANCE OF 263.00 FEET TO THE POINT OF BEGINNING.

**PARCEL B:**

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8 AS RECORDED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8;  
THENCE SOUTH 00 DEGREES 04 MINUTES 22 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 1 TO THE SOUTHERLY LINE OF LOT 2, BLOCK 1 OF SAID AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8 A DISTANCE OF 53.00 FEET;  
THENCE CONTINUING SOUTH 00 DEGREES 04 MINUTES 22 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 26.00 FEET;  
THENCE NORTH 89 DEGREES 55 MINUTES 38 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 66.88 FEET;  
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EASTERLY LINE OF LOT 1, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 20 AS RECORDED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, STATE OF COLORADO A DISTANCE OF 79.00 FEET;  
THENCE SOUTH 89 DEGREES 55 MINUTES 38 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8 A DISTANCE OF 66.98 FEET TO THE POINT OF BEGINNING.