

When Recorded, Please Return to:

Kyle A. Scholl, Esq.
Leo Law Firm, LLC
200 Randolph Ave
Huntsville, AL 35801

Statutory Documentary Fee

Date: April 11, 2024
Amount: \$530.00

COLORADO SPECIAL WARRANTY DEED
Pursuant to C.R.S. 38-30-113(1)(b)

This Special Warranty Deed, effective as of April 11, 2024, signed on the date acknowledged below by Seven Seas Holding Company LLC (**Grantors**) with a street address of 15120 E Hampden Ave in the City of Aurora, State of Colorado, for consideration the of five million three hundred thousand dollars (\$5,300,000), in hand paid, hereby sell(s) and convey(s) to American Builders & Contractors Supply Co., Inc. (**Grantee**), with a street address of One ABC Parkway in the City of Beloit, State of Wisconsin, 53511,

the following real property in the County of Adams, Colorado, to wit:

**LOT 1, BLOCK 1, TIMBERLINE SUBDIVISION FILING ONE,
COUNTY OF ADAMS, STATE OF COLORADO**

**EXCEPTING THEREFROM that portion conveyed to the City of Aurora by Deed recorded
October 3, 1984, in Book 2923 at Page 846, County of Adams, State of Colorado.**

and commonly known as 2801 Tower Road, Aurora, Colorado, with all its appurtenances, and we forever warrant the title to such real property against all persons claiming under me subject to all "Permitted Exceptions" as stated in Exhibit A attached hereto and incorporated herein.

SEVEN SEAS HOLDING COMPANY, LLC

By: <u>Michelle M Reding</u>	By: <u>Kevin DeLange</u>
Print: Michelle Reding	Print: Kevin DeLange
Its: Member	Its: Member

Date: 4/11/24

STATE OF COLORADO
COUNTY OF Denver

The foregoing instrument was acknowledged before me on this 11th day of April 2024 by Michelle Reding and Kevin DeLange as Members of Seven Seas Holding Company, LLC.

Witness my hand and seal:

My commission expires: 1/22/2025

[Signature]
Notary Public

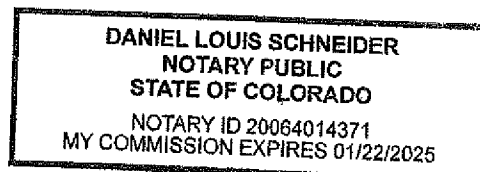


Exhibit A to Colorado Special Warranty Deed

1. This item has been intentionally deleted.
2. This item has been intentionally deleted.
3. This item has been intentionally deleted.
4. This item has been intentionally deleted.
5. This item has been intentionally deleted.
6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. Any water rights, claims or title to water, in, on or under the Land, whether or not the matters excepted are shown by the Public Records.
8. Any existing leases or tenancies.
9. Right of way for ditches and canals as constructed by the authority of the United States, as reserved in United States Patent recorded October 10, 1906 in Book 25 at Page 313.
10. Reservation of a undivided one half interest in oil, gas and other minerals as reserved in Warranty Deed recorded January 06, 1938 in Book 244 at Page 268, and any and all assignments thereof or interests therein.
11. Terms, conditions, provisions, obligations and agreements as set forth in the Agreement recorded June 12, 1973 in Book 1869 at Page 168.

12. Reservation of oil, gas and other minerals as reserved in Deed recorded June 26, 1974 in Book 1938 at Page 526, and any and all assignments thereof or interests therein.

Mineral Deed recorded August 22, 1972 in Book 1814 at Page 356.

Relinquishment and QuitClaim recorded October 29, 1973 in Book 1896 at Page 758.

Mineral Deed recorded March 31, 1977 in Book 2132 at Page 787.

QuitClaim Deed recorded May 11, 1992 in Book 3902 at Page 345.
13. Terms, conditions, provisions, obligations and agreements as set forth in the Agreement recorded October 09, 1974 in Book 1957 at Page 895.
14. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of Timberline Subdivision Filing One, recorded January 28, 1976 at Reception No. B011092.
15. Oil and Gas Lease recorded July 26, 1977 in Book 2160 at Page 805, and any and all assignments thereof or interests therein.

Affidavit of Production in connection therewith recorded September 02, 1983 in Book 2786 at Page 382.
16. Site Plan recorded October 22, 1984 at Reception No. 534641.
17. Mountain States Pipe and Supply Co. Administrative Redevelopment Plan recorded January 21, 1997 at Reception No. C0247310.
18. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Utility Easement recorded March 18, 1997 in Book 4960 at Page 441.

Quit Claim Deed in connection therewith recorded September 27, 2012 at Reception No. 2012000072554.
19. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Fire Lane Easement recorded March 18, 1997 in Book 4960 at Page 445.
20. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Revocable License recorded March 18, 1997 in Book 4960 at Page 448.
21. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Fire Lane Easement recorded September 10, 1997 at Reception No. A7114192, Arapahoe County records.
22. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Utility Easement recorded September 27, 2012 at Reception No. 2012000072555.
23. This item has been intentionally deleted.
24. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Byron D. Howell, on behalf of Bock & Clark Corporation, an NV5 Company on March 7, 2024, last revised March 22, 2024, designated 202400443-001 BJK:
A. Five parking spaces within easement areas
25. Rights or claims of others in and to the use of disk golf baskets and obstacles shown on Adams County GIS aerial and street views.