

**GENERAL WARRANTY DEED**

THIS DEED, made this 17<sup>th</sup> day of October, 2019, between the **Estates at the Alders Homeowner's Association**, whose address is PO Box 1069, Silverthorne, Colorado, 80498 (hereinafter GRANTOR) and **Board of County Commissioners of Summit County, Colorado**, whose address is Summit County Courthouse, Post Office Box 68, Breckenridge, Colorado, 80424 (hereinafter GRANTOR):


For TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTOR does hereby GRANT, BARGAIN, SELL, and CONVEY to the said GRANTEE and its assigns, land lying and being in Summit County, Colorado, and described as follows:

Parcel 1, Estates at the Alders, A Resubdivision of Tract A The Alders Subdivision, according to the Plat recorded in the records of the Summit County Clerk and Recorder on October 29, 2012, at Reception No. 1006686

Together with all right, title and interest of the GRANTOR in improvements and appurtenances thereon and warrants title to the property subject to a Grant of Easement dated November 30, 2012, and recorded in the records of the Summit County Clerk and Recorder at Reception No. 1010325. Said dedication is made subject to all existing restrictions on the use, development and occupancy on said Property to date.

Signed and delivered by the duly authorized representative of the GRANTOR this 17<sup>th</sup> day of October, 2019.

**Estates at the Alders Homeowner's Association**

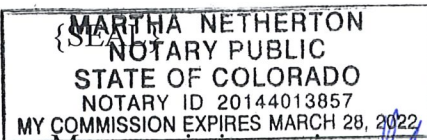
By: 

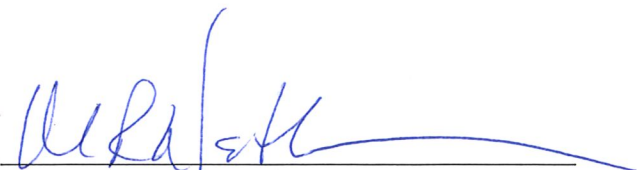
Blake Shutter  
**Authorized Signatory for HOA**

STATE OF COLORADO    )  
  ) ss.  
COUNTY OF SUMMIT    )

The foregoing instrument was acknowledged before me this 17 day of October, 2019, by Blake Shutter as authorized representative and signatory for the Estates at the Alders Homeowner's Association.

WITNESS my hand and official seal.



  
Notary Public Signature

My commission expires: March 28, 2022