



04/07/2014 01:20 PM
City & County of Denver
Electronically Recorded

R \$11.00

D

D \$38.90



Special Warranty Deed
(Pursuant to 38-30-115 C.R.S.)

State Documentary Fee

Date: 4.4.14

\$ 38.90

THIS DEED, made on 4.4.14 by DARKO W. CEH Grantor(s), of the County of _____ and State of COLORADO for the consideration of (\$389,000.00) *** Three Hundred Eighty Nine Thousand and 00/100 *** dollars in hand paid, hereby sells and conveys to ALTERNATIVE AUTO SOLUTIONS, LLC, A COLORADO LIMITED LIABILITY COMPANY Grantee(s), whose street address is 1064 S MOBILE ST AURORA, CO 80017, County of ARAPAHOE, and State of COLORADO, the following real property in the CITY AND County of Denver, and State of Colorado, to wit:

LOTS 20 TO 24, INCLUSIVE AND THE SOUTH 1/2 OF LOT 25, BLOCK 3, MOUAT'S ADDITION TO SWANSEA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known by street and number as: 4631 JOSEPHINE ST DENVER CO 80216

with all its appurtenances and warrants the title against all persons claiming under the Grantor(s), subject to general taxes for the year 2014 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matter (Section 8.1) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.2) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the Property within any special tax district.

DARKO W. CEH

State of Colorado)
County of Denver) ss.

SHERRY NELSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024021687
MY COMMISSION EXPIRES 07/08/2014

The foregoing instrument was acknowledged before me on this day of 4.4.14
by DARKO W. CEH

Witness my hand and official seal. 7.8.14
My commission expires

Notary Public

When Recorded Return to: ALTERNATIVE AUTO SOLUTIONS, LLC, A COLORADO LIMITED LIABILITY COMPANY
1064 S MOBILE ST AURORA, CO 80017

