



12/08/2020 10:37 AM
City & County of Denver
Electronically Recorded

R \$18.00

WD

D \$172.50

WHEN RECORDED RETURN TO:
**Wendy Gerhart Ramsey and George
Edward Ramsey, IV**
715 North Adams Street
Denver, CO 80206



First American

File Number: 5506-3595069

WARRANTY DEED

THIS DEED, Made this 12th day of November, 2020, between **Reimann Revocable Trust** of the County of Denver and State of Colorado, grantor, and **Wendy Gerhart Ramsey and George Edward Ramsey, IV** whose legal address is 715 North Adams Street, Denver, CO 80206 of the County of Denver and State of Colorado, grantee:

WITNESSETH, That the grantor, for and in consideration of the sum of **ONE MILLION SEVEN HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$1,725,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs, successors and assigns forever, as Tenants in Common, all the real property, together with improvements, if any, situate, lying and being in the County of Denver, State of Colorado, described as follows:

LOTS 27 AND 28, BLOCK 332, EXCEPT THE REAR WESTERLY 6 FEET, CAPITOL AVENUE SUBDIVISION THIRD FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known by street and number as: **715 North Adams Street, Denver, CO 80206**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and remainders, rents, issues and profits thereof; and all the estate, right, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, and except general taxes for the current year and subsequent years, and subject to statutory exceptions.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

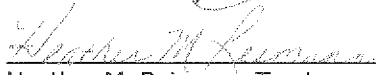
The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, The grantor has executed this deed on the date set forth above.

Curt D. Reimann and Heather M. Reimann, co-trustees of the Reimann Revocable Trust dated February 4, 2011



Curt D. Reimann, Trustee



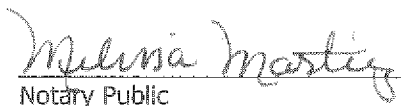
Heather M. Reimann, Trustee

State of **Colorado**

County of **Denver**

The foregoing instrument was acknowledged to before me this 12th day of November, 2020 by **Curt D. Reimann and Heather M. Reimann, Trustees of the Reimann Revocable Trust.**

Witness my hand and official seal,
My commission expires: 12/07/2022



Notary Public

