



**WARRANTY DEED**

STATE DOC FEE  
\$39.00

THIS DEED, Made this March 1, 2018 between

Mach 3, LLC, a Colorado limited liability company  
of the City and County of Denver and State of COLORADO, grantor, and

Alex Walsh and Amy Harris as tenants in common whose legal address is 3455 Birch Street, Denver, CO 80207

of the City and County of Denver, State of Colorado, grantee(s);

WITNESS, That the grantor, for and in consideration of the sum of **Three Hundred Ninety Thousand And 00/100 DOLLARS (\$390,000.00)**, 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 grantees, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the City and County of Denver, and State of COLORADO, described as follows:

Lots 28, 29 and 30,  
Block 42,  
J. Cook Jr's North Division of Capitol Hill,  
City and County of Denver,  
State of Colorado.

also known by street and number as **3455 Birch Street, Denver, CO 80207**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, 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 grantees, their heirs and assigns forever. The grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has a 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, except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 (Title Review), of the contract dated January 20, 2018, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their 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.

**SELLER:**

Mach 3, LLC, a Colorado limited liability company

By: Joseph Libkey, Jr. as Manager

STATE OF COLORADO )  
COUNTY OF Denver )ss:

The foregoing instrument was acknowledged before me this 1st day of March, 2018, by Joseph Libkey, Jr. as Manager of Mach 3, LLC, a Colorado limited liability company

Witness my hand and official seal.

Notary Public

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

KAREN K. NORRIS  
Notary Public  
State of Colorado  
Notary ID 19964005991  
My Commission Expires Jun 30, 2019

