



03/14/2016 03:56 PM
City & County of Denver
Electronically Recorded

R \$11.00
D \$45.75
WD



State Documentary Fee
Date: March 14, 2016
\$ 45.75

Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

THIS DEED, made on March 14, 2016 by SAMUEL DOUGLAS RICHESIN AND LARISSA MARIE PISNEY Grantor(s), of the CITY AND County of DENVER and State of COLORADO for the consideration of (\$457,500.00) * Four Hundred Fifty Seven Thousand Five Hundred and 00/100 *** dollars in hand paid, hereby sells and conveys to SARAH Yael MORRIS Grantee(s), whose street address is 2640 GRAPE STREET DENVER, CO 80207, CITY AND County of DENVER, and State of COLORADO, the following real property in the CITY AND County of Denver, and State of Colorado, to wit:**

LOTS 15 AND 16, EXCEPT THE NORTH 2 FEET OF THE REAR 28 FEET OF SAID LOT 15, BLOCK 25, PARK HILL ANNEX, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known by street and number as: **2640 GRAPE STREET DENVER CO 80207**

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2016 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 Matters (Section 8.2) 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 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; and other NONE .*

[Signature]

SAMUEL DOUGLAS RICHESIN

[Signature]

LARISSA MARIE PISNEY

State of COLORADO)
City and County of DENVER) ss.

The foregoing instrument was acknowledged before me on this day of **March 14, 2016** by **SAMUEL DOUGLAS RICHESIN AND LARISSA MARIE PISNEY**.

[Signature]

Notary Public
My commission expires 3/11/17

SHERI ANN HUTCHISON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134017354
My Commission Expires March 11, 2017

When Recorded Return to: **SARAH Yael MORRIS**
2640 GRAPE STREET DENVER, CO 80207

[Signature]

