## SPECIAL WARRANTY DEED

**THIS DEED,** made this 28th day of April, 2015, between **RICHARD D. LYNTON**, whose legal address is 270 S. Gilpin Street, Denver, Colorado 80209, Grantor, and **DARREN BLOOM** and **HANNA BLOOM**, as joint tenants, whose legal address is 2929 Fairfax Street, Denver, Colorado 80207, Grantees.

**WITNESSETH**, That the Grantor, for and in consideration of the sum of ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($175,000.00), 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 21 AND 22, BLOCK 14, PARK HILL ANNEX,**
**CITY AND COUNTY OF DENVER, STATE OF COLORADO**

as known by street and number as: 2910 Fairfax Street, Denver, Colorado 80207.

**TOGETHER** with all and singular the hereditaments and appurtenances thereto 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 appurtenances, unto the Grantees and their heirs and assigns forever. The Grantor, for himself, and his heirs and personal representatives or successors, does covenant and agree that he 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 claiming the whole or any part thereof, by, through or under the Grantor..

**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above.

Richard D. Lynton

Richard D. Lynton

STATE OF COLORADO )
) ss.
COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 28 day of April, 2015, by Richard D. Lynton.

SHAUNA CAGNONI
Notary Public
State of Colorado
My Commission Expires: May 19, 2018
LIC# 19924015377

Shauna Cagnoni

Notary Public

My commission expires: 05.19.18