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

STATE OF COLORADO

COUNTY OF DENVER

) ss.

The foregoing instrument was acknowledged before me this $\frac{28}{Maula}$ day of \underline{Apli} , 2015, nard D. Lynton. by Richard D. Lynton.

SHALINA CAGNONI Notery Public State of Colorado My Commission Expires: May 19, 2018 LICA 19924015377

My commission expires: 05.19.18