WARRANTY DEED

State Doc Fee: $18.50
Recording Fee: $18.00

THIS DEED is dated the 29 day of July, 2022, and is made between

Christopher M. Wheeler and Melanie Ann Wheeler

(whether one, or more than one), the "Grantor" of the County of Logan and State of Colorado and

Jeffrey Cecil Kirtley

In Severalty, (whether one, or more than one), the "Grantee", whose legal address is 309 6th Street, Crook, CO 80726 of the County of Logan and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of One Hundred Eighty Five Thousand Dollars and No Cents ($185,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Logan and State of Colorado described as follows:

Lots 19 and 20, Block 19, Town of Crook, County of Logan, State of Colorado.

also known by street address as: 309 6th Street, Crook, CO 80726

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, 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, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensealing and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as 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 and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a).

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

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

Christopher M. Wheeler

Melanie Ann Wheeler

State of Colorado
County of Logan

The foregoing instrument was acknowledged before me this 29 day of July, 2022 by Christopher M. Wheeler and Melanie Ann Wheeler.

Notary Public: Alex Beardsley
My Commission Expires: 6/22/25

ALEX BEARDSLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214024166
MY COMMISSION EXPIRES JUNE 22, 2025