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WHEN RECORDED RETURN TO:
Summit Housing Group, Inc. a Montana Corporation
2525 Palmer Street. Suite 1
Missoula, MT 59808

First American Title™

File Number: 5506-4116486

WARRANTY DEED

THIS DEED, Made this 26th day of February, 2025, between **JJBJ LLC, a Colorado Limited Liability Company** a LLC duly organized and existing under and by virtue of the laws of the State of Colorado, grantor, and **Summit Housing Group, Inc. a Montana Corporation** whose legal address is 2525 Palmer Street. Suite 1, Missoula, MT 59808 of the County of Grand and State of Colorado, grantee:

WITNESSETH, That the grantor, for and in consideration of the sum of **ONE MILLION SEVEN HUNDRED THOUSAND AND NO/100 DOLLARS ($1,700,000.00),** 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 grantee, his heirs, successors and assigns forever, in severalty all the real property, together with improvements, if any, situate, lying and being in the County of Grand, State of Colorado, described as follows:

LOTS 1, 2, 7, AND 8, BLOCK 4, SILVERCREEK WEST FIRST ADDITION, COUNTY OF GRAND, STATE OF COLORADO.

also known by street and number as: **15 and 23 Pioneer Drive and 12 and, 16 Morris Drive, Granby, CO 80446**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and remainders, rents, issues and profits thereof; and all the estate, right, 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 said grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has 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, and except general taxes for the current year and subsequent years, and subject to statutory exceptions.

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

Doc Fee: $170.00

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IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its **Member**, and its corporate seal to be hereunto affixed, attested by its **Member**, the day and year first above written.

JJBJ LLC, a Colorado Limited Liability Company

By: _____

Name: Jeffery S. Johnston

Title: Member

By: _____

Name: Bridget Johnston

Title: Member

State of **Colorado**)
)ss
County of _____)

The foregoing instrument was acknowledged to before me this 26 day of February, 2025 by **Jeffery S. Johnston and Bridget Johnston as Members** of **JJBJ LLC, a Colorado Limited Liability Company**.

Witness my hand and official seal.
My commission expires: 12/30/28

_____
Notary Public

MAUREEN A. TOMASHOSKY
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 19964022170
MY COMMISSION EXPIRES DEC 30, 2028