



File No.: F0715334-383-IKA

SPECIAL WARRANTY DEED

THIS DEED, Made this 18th day of August, 2021 between

LWRD, LLC, a Colorado limited liability company
of the County of Boulder and State of COLORADO, grantor(s), and

May Hickman Trust

whose legal address is 5151 Beltline Road, Suite 555, Dallas, TX 75254

of the County of Dallas, State of Texas, grantee(s):

WITNESS, That the grantor(s), for and in consideration of the sum of One Million Sixty-Eight Thousand Dollars and No/100's (\$1,068,000.00), 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(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Boulder, State of COLORADO, described as follows:

Lot 5, Block 16, Longmont (Original Town), County of Boulder, State of Colorado

also known by street and number as 704 Main St , Longmont, CO 80501-4921

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs, and assigns forever. The grantor(s), for himself, 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 grantee(s), his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

SELLER:

LWRD, LLC

By: Ralph D. Will
Ralph D. Will, Managing Member

STATE OF COLORADO)
COUNTY OF Larimer)ss:

The foregoing instrument was acknowledged before me this 18th day of August, 2021 by Ralph D. Will, Managing Member of LWRD, LLC, a Colorado limited liability company

Keith D. Allen

Notary Public

Witness my hand and official seal.
My Commission expires:

KEITH D ALLEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014023027
MY COMMISSION EXPIRES JULY 28, 2025