

RETURN RECORDED DOCUMENT TO:
Donald James Hull Living Trust and Linda Marie Larriva Hull
Living Trust
2415 Hodgen Road, Colorado Springs, CO 80921

Document Fee: **\$209.05**

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, dated 3rd day of April, 2025, is made between **Susan Carson McLean** ("Grantor"), of the County of El Paso and the State of Colorado.

AND

Donald James Hull Living Trust and Linda Marie Larriva Hull Living Trust ("Grantee"), of the County of El Paso and the State of Colorado., whose legal address is 2415 Hodgen Road, Colorado Springs, CO 80921.

WITNESS, that the Grantor(s), for and in consideration of **TWO MILLION NINETY THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$2,090,500.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto the Grantee, and the heirs, successors and assigns of the Grantee forever, all the real property, together with fixtures and improvements located thereon, if any, situate, lying and being in the County of **El Paso** and State of Colorado, described as follows:

Lot 1, McLean Subdivision, County of El Paso, State of Colorado.

ALSO KNOWN AS: **2415 Hodgen Road, Colorado Springs, CO 80921**

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 in 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 Grantee, and the heirs, successors and assigns of the Grantee forever. The Grantor, for the Grantor and the heirs, successors and assigns or the Grantor, **warrants title to the same.** subject to **the Statutory Exceptions**

EXECUTED AND DELIVERED by Grantor on the date first set forth above.

Susan Carson McLean by Robert J. Carson
as Attorney in Fact

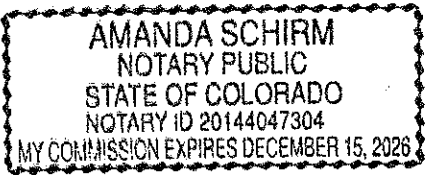
State of : Colorado

County Of El Paso

}
}
} ss.

The foregoing instrument was subscribed, sworn to, and acknowledged before me this **March 26, 2025**, by **Robert J. Carson as Attorney in Fact for Susan Carson McLean**

My Commission expires:



Witness my hand and official seal.

Notary Public

****If tenancy is unspecified, the legal presumption shall be tenants in common (C.R.S. 38-31-101)**

