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\$18.00 DF \$30.54

Electronically Recorded Official Records El Paso County CO
Chuck Broerman, Clerk and Recorder
TD1000 Y



State Documentary Fee
Date: August 04, 2020
\$30.54

Special Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(b))

Grantor(s), **DAVID J. WOLF AND BILLIE E. WOLF**, whose street address is **601 WEST HIGHWAY 30, KIMBALL, NE 69145**, City or Town of **KIMBALL**, County of **Kimball** and State of **Nebraska**, for the consideration of **(\$305,375.00) ***Three Hundred Five Thousand Three Hundred Seventy Five and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **RIVIERA ELECTRIC LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **3990 WALKER ROAD, COLORADO SPRINGS, CO 80908**, City or Town of **COLORADO SPRINGS**, County of **El Paso** and State of **Colorado**, the following real property in the County of **El Paso** and State of **Colorado**, to wit:

LOT 1, WOLF BUSINESS PARK FILING NO. 2, IN THE TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

also known by street and number as: **2190 WOLF COURT, MONUMENT, CO 80132**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of **August 04, 2020**. (SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: **RIVIERA ELECTRIC LLC, A COLORADO LIMITED LIABILITY COMPANY**
3990 WALKER ROAD, COLORADO SPRINGS, CO 80908



E-RECORDED



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Special Warranty Deed with Statutory Exceptions

SIGNATURE PAGE

DAVID J. WOLF

BILLIE E. WOLF

State of Nebraska)
County of Kimball)ss.

The foregoing instrument was acknowledged before me as a Notary Public in and for the State of Nebraska 30th of July 2020 by **DAVID J. WOLF AND BILLIE E. WOLF**



Witness my hand and official seal

My Commission expires: 12-6-2021

Constance U Wolfe
Notary Public

(TD-1000)
Confidential Document

This form provides essential market information to the county assessor to ensure accurate, fair and uniform assessments for all property. This document is not recorded, is kept confidential, and is not available for public inspection.

This declaration must be completed and signed by either the grantor (seller) or grantee (buyer). Questions 1, 2, 3, and 4 may be completed (prefilled) by a third party, such as a title company or closing agent, familiar with details of the transaction. The signatory should confirm accuracy before signing.

This form is required when conveyance documents are presented for recording. If this form is not completed and submitted, the county assessor may send notice. If the completed and signed form is not returned to the assessor within 30 days of notice, the assessor may impose a penalty of \$25.00 or 0.025% (0.00025) of the sale price, whichever is greater.

Additional information as to the purpose, requirements, and level of confidentiality regarding this form are outlined in Colorado Revised Statutes, sections 39-14-102, 39-5-121.5, and 39-13-102.

1. Address and/or legal description of the real property sold: Please do not use P.O. Box numbers
2190 WOLF COURT, MONUMENT, CO 80132

2. Type of Property purchased: Single Family Residential Townhome Condominium Multi-Unit Res Commercial
 Industrial Agricultural Mixed Use Vacant Land Other _____

3. Date of Closing: **August 04, 2020**

Date of Contract if different than date of closing: **January 27, 2020**

4. Total sale price: Including all real and personal property. **\$305,375.00**
Contracted price (if different from final sale price) **\$305,375.00**

5. List any personal property included in the transaction that materially impacts the total sale price. Personal property may include, but is not limited to: machinery or equipment, vehicles, exceptional appliances, electronic devices, furniture, or anything that would not typically transfer with the real property (attach additional pages if necessary).

Description	Approximate Value
_____	\$ _____
_____	\$ _____
_____	\$ _____
Personal Property Total:	\$ _____

If no personal property is listed, the entire purchase price will be assumed to be for the real property.

6. Did the total sales price include a trade or exchange of additional real or personal property? Yes No

If yes, give the approximate value of the goods or services as of the date of closing. \$ _____

If yes, does this transaction involve a trade under IRS Code Section 1031? Yes No

7. Was 100% interest in the real property purchased? Mark "no" if only a partial interest is being purchased.

Yes No If no, interest purchased: _____ %

8. Is this a transaction between related parties or acquaintances? This includes persons connected by blood or marriage, or business affiliates, or those acquainted prior to the transaction. Yes No

9. Please mark type of sale: Builder (new construction) Public (MLS or Broker Representation)

Private (For Sale By Owner) Other (describe) _____

10. Check any of the following that apply to the condition of the improvements at the time of purchase:

New Excellent Good Average Fair Poor Salvage



If the property is financed, please complete the following:

11. Type of financing: (Check all that apply)

- None (all cash or cash equivalent)
 New/Mortgage Lender (government-backed or conventional bank loan)
 New/Private Third Party (nonconventional lender, e.g., relative, friend, or acquaintance)
 Seller (buyer obtained a mortgage directly from the seller)
 Assumed (buyer assumed an existing mortgage)
 Combination or Other: Please explain _____

12. Total amount financed: **\$229,030.00** _____

13. Terms:

- Variable Starting interest rate % _____
 Fixed Interest rate % _____
Length of time **years** _____
Balloon Payment Yes No If yes, amount **\$0.00** Due Date _____

14. Mark any that apply:

- Seller assisted down payment
 Seller concessions
 Special terms of financing

If marked, please specify: _____

15. Was an independent appraisal obtained in conjunction with this transaction? Yes No

For properties other than residential (Residential is defined as: single family detached, townhomes, apartments, and condominiums) please complete questions 16-18 if applicable. Otherwise, skip to #19 to complete.

16. Did the purchase price include a franchise or license fee? Yes No

If yes, franchise or license fee value? _____

17. Did the purchase price involve an installment land contract? Yes No

If yes, date of contract: _____

18. If this was a vacant land sale, was an on-site inspection of the property conducted by the buyer prior to the closing? Yes No

Remarks: Please include any additional information concerning the sale you may feel is important.

19. Signed on this day of **August 04, 2020**

Have at least one of the parties to the transaction sign the document, and include an address and a daytime phone number.

Signature of Grantee(Buyer) or Grantor(Seller)

(SEE ATTACHED "SIGNATURE PAGE")

20. All future correspondence (tax bills, property valuations, etc.) regarding this property should be mailed to:

RIVIERA ELECTRIC LLC, A COLORADO LIMITED LIABILITY COMPANY

3990 WALKER ROAD, COLORADO SPRINGS, CO 80908

Phone: (719) 464-5786

Email: bbraaten@rivieraelectricllc.com


Contact information is kept confidential, for County Assessor and Treasurer use only, to contact buyer with questions regarding this form, property valuation, or property tax information.

Real Property Transfer Declaration 2019 (ESIGN)

SIGNATURE PAGE

**RIVIERA ELECTRIC LLC, A COLORADO LIMITED
LIABILITY COMPANY**

By:



BRIAN BRAATEN, MANAGER AND MEMBER