

After Recording Return to:  
Kevin J. Vider  
Christina T. Vider  
4415 Foxchase way  
Colorado Springs, CO 80908

Doc Fee: \$15.70

### WARRANTY DEED

This Deed, made August 11, 2017

Between **Arie J. Van Wingerden aka Arie Van Wingerden** of the County **El Paso**, State of **COLORADO**, grantor(s) and **Kevin J. Vider and Christina T. Vider, as Joint Tenants** whose legal address is **4415 Foxchase way, Colorado Springs, CO 80908** County of **El Paso**, and State of **COLORADO**, grantee.

**WITNESS**, That the grantor, for and in the consideration of the sum of **ONE HUNDRED FIFTY-SEVEN THOUSAND DOLLARS AND NO/100'S (\$157,000.00)** 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, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of **El Paso**, State of **COLORADO** described as follows:

Lot 16, Palmer Divide,  
County of El Paso, State of Colorado.

also known by street and number as **6365 Connaught Drive, Colorado Springs, CO 80908**

**TOGETHER** with all and singular 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, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** said premises above bargained and described, with the appurtenances, unto the 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 enrolling 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 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 of nature so ever, **except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 (Title Review) of the contract dated March 13, 2017, between the parties.**

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.

**IN WITNESS WHEREOF**, the grantor has executed this on the date set forth above.

**SELLER:**

**Arie J. Van Wingerden aka Arie Van Wingerden**

*Joseph Young as attorney in fact*  
by Joseph Young, as attorney in fact

STATE OF CALIFORNIA  
COUNTY OF

} ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me **August 10, 2017** by **Arie J. Van Wingerden aka Arie Van Wingerden by Joseph Young, as attorney in fact**

Witness my hand and official seal.

*See Attached*  
Notary Public

My Commission expires:

ESCROW NO. 592-H0498855-071 LCS9  
WDrev

HTC

## California All Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

On August 10, 2017, before me, Renness L. Tomley, Notary Public,

personally appeared Joseph Young

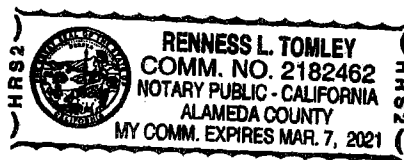
and \_\_\_\_\_

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Reness L. Tomley (Seal)  
Reness L. Tomley



-----Optional-----

Description of Attached Document

Title or type of document: Warranty Deed Document date 8-10-2017