

After recording, return to:

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19000310018

\$38.00

DF - \$33.50

SPECIAL WARRANTY DEED

This Special Warranty Deed (this "**Deed**") is dated this 6th day of May, 2019, between **16300 COLFAX AVENUE HOLDCO LLC**, a Delaware limited liability company ("**Grantor**") and **MOORS REALTY GROUP, LLC**, a Colorado limited liability company ("**Grantee**"), whose address is 9800 Mount Pyramid Ct., Suite 400, Englewood, CO 80112.

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee, all of that certain real property, situate, lying and being in Arapahoe County, State of Colorado, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

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 Grantor, either in law or equity, of, in and to the Property;

SUBJECT TO the "Permitted Exceptions" attached hereto as Exhibit B and incorporated herein by reference;

TO HAVE AND TO HOLD the Property above bargained and described unto Grantee forever;

AND Grantor, covenants and agrees to and with Grantee, to warrant and defend the quiet and peaceable possession of the Property, by Grantee, against every person who lawfully claims the Property or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

The Property is conveyed subject to the following use restriction. Grantee, its successors and assigns, shall not lease, rent, sell, or occupy, or permit to be leased, rented, sold or occupied, any portion of the Property for any of the following: a theater of any kind; bowling alley, skating rink, amusement park, carnival or circus; meeting hall, place of instruction, sporting event or other sports facility, auditorium or any other like place of public assembly; a gym or fitness