

Return to: 700 Colorado Blvd #340 Denver CO 80206

WARRANTY DEED

THIS DEED, Made this August 16, 2004 between

Patricia Ann Whittaker

of the County of Adams, State of Colorado, grantor and

Tri B Associates, Limited Liability Partnership

whose legal address is: 10460 North Chambers Road, Commerce City, CO 80022

of the County of Adams, State of Colorado, grantee(s).

WITNESSETH, That the grantor for and in consideration of the sum of THREE HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (\$360,000.00), 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, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Adams, and State of COLORADO, described as follows::

See Exhibit A attached hereto and made a part hereof.

also known by street and number as 10460 North Chambers Road, Commerce City, CO 80022

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, either in law or 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, 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 ensembling 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 or nature soever, 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 8a (Title Review), of the contract dated 08/16/04, 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 deed on the date set forth above.

SELLER:

Patricia Ann Whittaker
Patricia Ann Whittaker

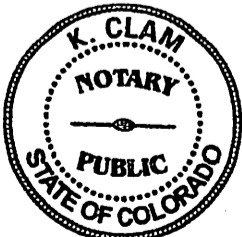
STATE OF COLORADO
COUNTY OF Denver

} SS:

The foregoing instrument was acknowledged before me this August 16, 2004, by Patricia Ann Whittaker

Witness my Hand and Official Seal
My Commission expires:

[Signature]
Notary Public



My Commission Expires 7/28/07

EXHIBIT B CONTINUED

Exhibit A

Parcel A:

The South 50 feet of Lot 8,
all of Lot 9,
and the North 24 feet of Lot 10,
Block 1,
Longaker Estates First Filing,
County of Adams, State of Colorado.

Parcel B:

That part of the southwest quarter of Section 8, Township 2 South, Range 66 West of the 6th P.M., formerly described as Lots 21 and 22, Block 1, Longaker Estates First Filing, now vacated,
County of Adams,
State of Colorado.