

SPECIAL WARRANTY DEED

THIS DEED is made this 27th day of August, 2021, between Independent Bank, doing business as Independent Financial, as successor-in-interest to **First National Bank of Strasburg** (the "Grantor"), whose mailing address is 7777 Henneman Way, McKinney, Texas 75070 and **ARAPAHOE COUNTY, COLORADO**, a political subdivision of the State of Colorado ("Grantee"), whose street address is 5334 South Prince Street, Littleton, Colorado 80120.

WITNESS, that Grantor, for and in consideration of the payment of Ten (\$10) Dollars 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, convey and confirm **in fee simple** unto Grantee, its heirs and assigns forever, all real property, together with improvements, if any, situate, lying and being in the County of Arapahoe and the State of Colorado, described as:

See, Exhibits A and B attached hereto and incorporated herein by this reference

Said property is conveyed for road purposes, and except to the extent necessary for subjacent and/or lateral support of roadways or other improvements made to the land, all oil and gas and other minerals rights associated with the property, are excepted from and not included in this conveyance.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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.

The Grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the Grantee, its heirs and assigns, against all and every such person or persons lawfully claiming the whole or any part thereof, by, through or under the Grantor.

As used herein, 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.

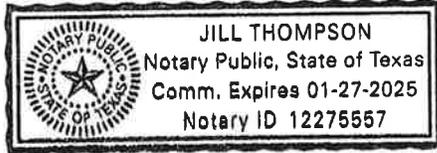
GRANTOR: Independent Bank, doing business as Independent Financial, as successor-in-interest to First National Bank of Strasburg

By: 

Its: CFO

STATE OF Texas }
 } ss.
COUNTY OF Collin }

The foregoing instrument was acknowledged before me this 27th day of August, 2021 by Michelle Hickox in his capacity as per Chief Financial Officer of Independent Bank, doing business as Independent Financial, as successor-in-interest to First National Bank of Strasburg.



Witness my hand and official seal.
My commission expires 1/27/2025.

Jill Thompson
Notary Public