

After recording, return to:
Creeside Developments, LLC
1920 Dresden Dr. #190981
Brookhaven, GA 30319

This document was prepared by:
Obinna Onyekere
13139 Prelude dr
Frisco, TX 75035

WARRANTY DEED
Under § 30-113, 38 C.R.S.

This WARRANTY DEED, dated the 23rd day of December , 2019 , by the grantor,
Obinna Onyekere and Kathryn Onyekere, a married couple, as joint tenants with right of survivorship
13139 Prelude dr
Frisco, TX 75035

WITNESSETH: That for and in consideration of \$1,800.00
One thousand, eight hundred dollars
the receipt and sufficiency of which is hereby acknowledged, the grantor hereby SELLS AND CONVEYS to
the grantee,
Creeside Developments, LLC
1920 Dresden Dr. #190981
Brookhaven, GA 30319

the following real property in the County of Costilla , State of Colorado, to wit:
Parcel 17, Block 1, Western Valley, Section A. Wild Horse Mesa, Colorado, According to the recorded plat
thereof.

Also known as:
Parcel ID: 71200160
Source of title:
Being the same property conveyed by warranty deed from Michael Zaino to Obinna Onyekere recorded April 6,
2017 in Deed book 463 page 0966 in the records of the Costilla County, Colorado Recorder's office.

Together with all its appurtenances, and the grantor WARRANTS THE TITLE to the same, subject to:
Easements, restrictions, and rights of way appearing of record or enforceable in law and equity and general
property taxes for the year 2019 and thereafter.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee's heirs and assigns forever.

And the grantor, for the grantor and the grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the grantee, and the grantee's heirs and assigns: that at the time of the ensembling and delivery of these presents, the grantor is well seized of the premises above described; has good, sure, perfect, absolute, and indefeasible estate of inheritance, in law, and in fee simple; and has a 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, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to:

And the grantor shall and will WARRANT THE TITLE of the above described premises in the quiet and peaceable possession of the grantee, and the heirs and assigns of the grantee, against all and every person or persons lawfully claiming the whole or any part thereof.

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

[Signature]
Signature
Obinna Onyekere
Print name
Grantor
Capacity

[Signature]
Signature
Kathryn Onyekere
Print name
Grantor
Capacity

Signature

Print name

Capacity

Signature

Print name

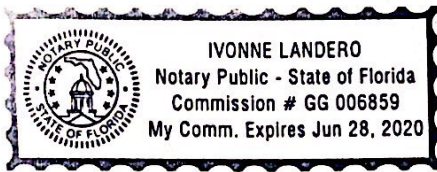
Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 02 day of January, 2020, by
Obinna Onyekere
Kathryn Onyekere and

[Signature]
Signature
Ivonne Landero
Print name
Notary Public
Title



My commission expires: June 28, 2020