

# WARRANTY DEED

THIS DEED, dated this 24<sup>th</sup> day of August, 2021, between **JOHN C. BURGESS and Daniel L. Whelan**, whose address is 8200 Delaware Street, Denver, Colorado 80221, grantor(s), and the **COUNTY OF ADAMS, State of Colorado**, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601 of the said County of Adams and State of Colorado, grantee(s):

**WITNESS**, that the grantor(s), for and in consideration of the sum of TWO HUNDRED AND NO/100 DOLLARS (\$200.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm, unto the grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Adams, State of Colorado, described as follows:

Legal description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

Also known by street and number as: being a portion of 8200 Delaware Street  
Assessor's schedule or parcel number: part of 0-1719-27-3-12-010

**TOGETHER** with all and singular the hereditaments and appurtenances thereto 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(s), 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(s), its successors and assigns forever. The grantor(s), for itself, its successors and assigns, do covenant, grant, bargain and agree to and with the grantee(s), its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and 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 interests of record.

The grantor(s) shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

**IN WITNESS WHEREOF**, the grantor(s) have executed this deed on the date set forth above.

**JOHN C. BURGESS**

**DANIEL L. WHELAN**

*John C. Burgess*

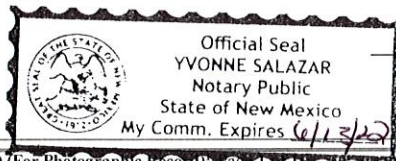
*Daniel L. Whelan*

STATE OF New Mexico  
County of Chaves ) §

The foregoing instrument was acknowledged before me this 24 day of August, 2021, by **JOHN C. BURGESS and DANIEL L. WHELAN**.

Witness my hand and official seal.  
My commission expires:

JUNE 13, 2022



*[Signature]*

Notary Public

## EXHIBIT "A"

### DEED FROM JOHN C BURGESS & DANIEL L WHELAN TO TO THE COUNTY OF ADAMS, STATE OF COLORADO

#### Legal Description

A parcel of land being a portion of Lot 10, Block 2 of the SHERRELWOOD ESTATES FILING NO. 9, a Subdivision recorded on March 29, 1966 in File No. 12 Map 7 Reception No. 182702 in the Office of the Clerk and Recorder of Adams County, Colorado, located in the Southwest Quarter of Section 27, Township 2 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, County of Adams, being more particularly described as follows:

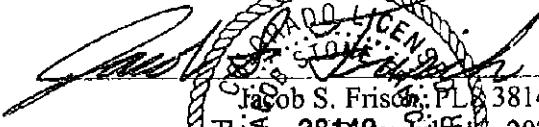
All bearings are grid bearings of the Colorado State Plane Coordinate System North Zone, North American Datum of 1983 and based on the assumption that the line from the range point at the intersection of Dawson (aka Dakin) St. and Linda Lane, being a found 1" rebar with no cap in a range box and the easterly most corner of Tract A Block 28 SHERRELWOOD ESTATES FILING NO. 1 being a found #4 rebar with no cap bears South 72°55'09" East.

Commencing at said range point at the intersection of Dakin St. and Linda Lane;  
THENCE North 05°00'56" East a distance of 3131.31 feet to the Southwest Corner of said Lot 10, being the Point of Beginning.

THENCE North 05°05'44" West along the westerly line of said Lot a distance of 3.00 feet;  
THENCE leaving said westerly line South 39°00'25" East a distance of 3.58 feet to a point on the southerly line of said Lot 10;  
THENCE South 84°10'59" West along the southerly line of said Lot 10 a distance of 2.00 feet to the Point of Beginning.

Containing 3 square feet, more or less.

Legal description prepared by:

  
Jacob S. Frison, P.L.S. 38149  
38149, July 13, 2021  
Job No. 25320931  
For and on behalf of Merrick & Company  
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111  
P.P. 303-751-0741

#### NOTE:

Exhibit "B" attached and hereby made a part thereof.

Subdivision base map and ownership data provided by Adams County Public Works.

ADAMS COUNTY PUBLIC WORKS  
EXHIBIT "B"

LOCATED in the SW1/4 of SEC 27, T2S, R68W of the 6th P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

DELAWARE ST.

JOHN C BURGESS & DANIEL L WHELAN  
LOT 10, BLOCK 2  
SHERRELWOOD ESTATES FILING NO. 9

8200 DELAWARE ST.  
PN: 1719-27-3-12-10

S39°00'25"E 3.58'

AREA=3 SQ FT ±

N05°05'44"W 3.00'

S84°10'59"W 2.00'

MARIGOLD DR.

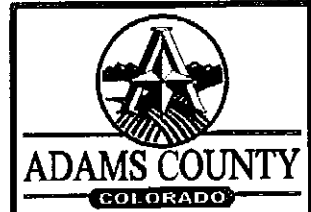
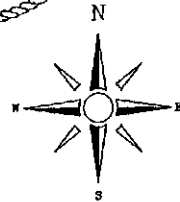
N05°00'56"E 3131.31'

POINT OF COMMENCEMENT  
RANGE PT. AT INT. DAKIN ST. & LINDA LN.  
FOUND 1" REBAR WITH NO CAP  
IN A RANGE BOX 1' BELOW ASPHALT

BASIS OF BEARINGS:  
S72°55'09"E 1111.25'

E'LY MOST COR.  
TRACT A BLOCK 28  
FOUND #4 REBAR  
NO CAP, FLUSH  
WITH GRASS

Jacob Stone, Surveyor, License No. 88149  
Date: July 15, 2021  
Job No. 3320931  
For and on behalf of  
Merrick & Associates, L.L.C.  
LAND SURVEYOR



THIS EXHIBIT IS NOT A BOUNDARY  
SURVEY AND SHOULD NOT BE USED AS  
SUCH. IT IS INTENDED ONLY TO DEPICT  
THE ATTACHED LEGAL DESCRIPTION.

LINEAL UNITS=US SURVEY FEET  
0 30 60 Feet