

WARRANTY DEED

THIS DEED, dated this 25th day of August, 20 21, between **WILLIAM J. RINKOR**, whose address is 8201 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 TWENTY AND NO/100 DOLLARS (\$220.00), 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 8201 Delaware Street
Assessor's schedule or parcel number: part of 0-1719-27-3-10-012

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 enrolling 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.

WILLIAM J. RINKOR

WJ Rinkor

STATE OF Colorado)
) §
County of Jefferson)

The foregoing instrument was acknowledged before me this 25th day of August, 20 21, by WILLIAM J. RINKOR.

Witness my hand and official seal.

My commission expires: 12/19/2023



Nicholas Jay Katz
Notary Public

EXHIBIT "A"
DEED FROM WILLIAM J RINKOR
TO
TO THE COUNTY OF ADAMS, STATE OF COLORADO

Legal Description

A parcel of land being a portion of Lot 12, Block 3 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 6th Principal Meridian, County of Adams, State of Colorado, 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 03°56'01" East a distance of 3120.59 feet to the Southwest Corner of said Lot 12, being the Point of Beginning.

THENCE South 84°10'59" West along the southerly line of said Lot 12 a distance of 4.00 feet; THENCE leaving said southerly line North 25°47'26" East a distance of 7.63 feet to a point on the easterly line of said Lot 12; THENCE South 05°49'01" East along the easterly line of said Lot 12 a distance of 6.50 feet to the Point of Beginning.

Containing 13 square feet, more or less.

Legal description prepared by:


Jacob S. Frisch, PLS 38149
Do: July 5, 2021
Job No. 65320931
For and on behalf of Merrick & Company
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
PH: 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

WILLIAM J RINKOR
LOT 12, BLOCK 3
SHERRELWOOD ESTATES FILING NO. 9

8201 DELAWARE ST.
PN: 1719-27-3-10-012

DELAWARE ST.

N25°47'26"E 7.63'

AREA=13 SQ FT ±

S05°49'01"E 6.50'

POINT OF
BEGINNING

S84°10'59"W 4.00'

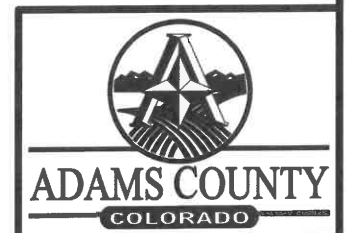
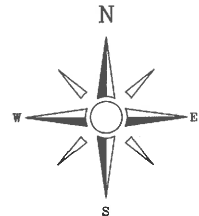
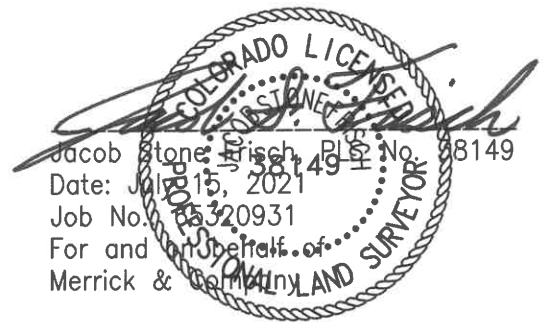
MARIGOLD DR.

N03°56'01"E 3120.59'

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



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