

## WARRANTY DEED

THIS DEED, dated this 22<sup>nd</sup> day of September, 2021, between **THE ANGELINA HELEN LUCERO TRUST DATED JANUARY 8, 2009**, whose address is 8294 Elati 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 THOUSAND THIRTY-FIVE AND NO/100 DOLLARS (\$2,035.00), 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 8298 Elati Street  
Assessor's schedule or parcel number: part of 0-1719-27-3-10-025

**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 ensealing 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.

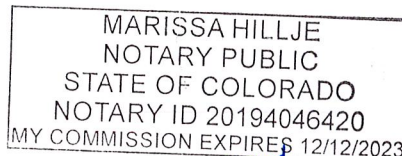
The grantor(s) shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

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

**THE ANGELINA HELEN LUCERO TRUST**  
**DATED JANUARY 8, 2009**  
**ANGELINA HELEN LUCERO, TRUSTEE**

Angelina H. Lucero

STATE OF Colorado )  
County of Adams ) §



The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of September, 2021, by ANGELINA HELEN LUCERO AS TRUSTEE of THE ANGELINA HELEN LUCERO TRUST DATED JANUARY 8, 2009.

Witness my hand and official seal.  
My commission expires: 12/12/2023

Marissa Hillje

Notary Public

**EXHIBIT "A"**

**DEED FROM THE ANGELINA HELEN LUCERO TRUST  
TO  
TO THE COUNTY OF ADAMS, STATE OF COLORADO**

Legal Description

A parcel of land being a portion of Lot 1, 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 6<sup>th</sup> 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 00°52'33" East a distance of 3898.71 feet the Northwest Corner of said Lot 1,  
being the Point of Beginning.

THENCE along the northerly line of said Lot 1, along the arc of a curve to the left, having a central angle of 01°59'46", a radius of 445.02 feet, a chord bearing South 78°29'16" East a distance of 15.50 feet, and an arc distance of 15.50 feet;


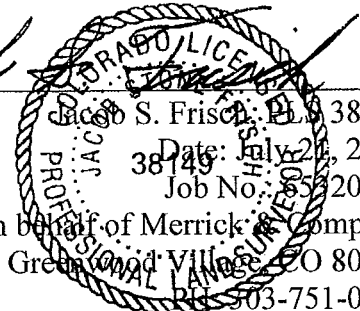
THENCE leaving said northerly line South 12°30'37" West along a line being 15.50 feet easterly of and parallel with the westerly line of said Lot 1 a distance of 8.27 feet;

THENCE N77°29'23" West a distance of 15.50 feet to a point on said westerly line of Lot 1;

THENCE North 12°30'37" East along said westerly line of Lot 1 a distance of 8.00 feet to the Point of Beginning.

Containing 125 square feet, more or less.

Legal description prepared by:

  
  
Jacob S. Frisch, P.L.S. 38149  
Date: July 21, 2021  
Job No.: 85320931  
For and on behalf of Merrick & Company  
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111  
Tel: 303-751-0741

**NOTE:**

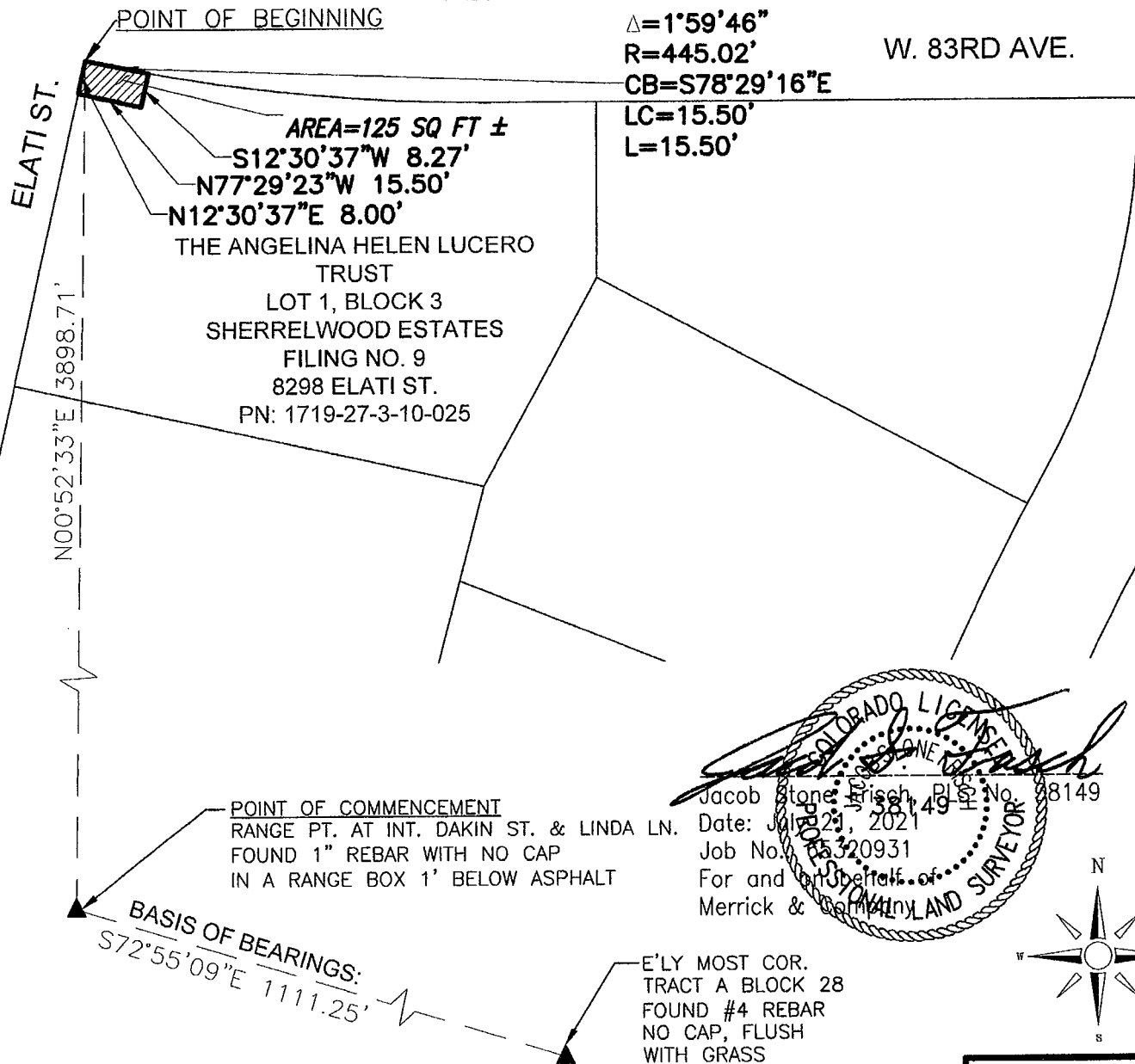
Exhibit "B" attached and hereby made a part thereof.

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



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 40 80  
 Feet

