

## WARRANTY DEED

THIS DEED, dated this 25<sup>TH</sup> day of OCTOBER 20 21, between **RICHARD KEVIN SCHNEIDER TRUST**, whose address is **2879 Tierra Ridge Court, Superior, Colorado 80027**, 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 NINE THOUSAND AND NO/100 DOLLARS (\$9,000.00), 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.

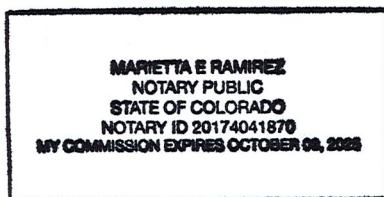
Also known by street and number as: being a portion of 401 Del Norte Street  
Assessor's schedule or parcel number: part of 0-1719-34-2-00-004

**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.



**RICHARD KEVIN SCHNEIDER TRUST**

 TRUSTEE

Richard Kevin Schneider, Trustee

STATE OF Colorado )  
County of Boulder ) §

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of October, 20 21, by Richard Kevin Schneider, Trustee of Richard Kevin Schneider Trust.

Witness my hand and official seal.

My commission expires: 10/25/2021

  
Notary Public

## EXHIBIT "A"

### DEED FROM RICHARD KEVIN SCHNEIDER TRUST TO THE COUNTY OF ADAMS, STATE OF COLORADO

#### Legal Description

A portion of a parcel of land described in Reception No. 2016000057478 recorded July 19<sup>th</sup>, 2016 in the Adams County Clerk and Recorder's Office, located in the Northwest Quarter of Section 34, 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.


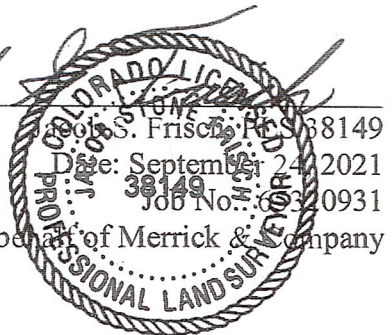
Commencing at said range point at the intersection of Dakin St. and Linda Lane; THENCE South 06°47'52" East a distance of 893.02 feet to a point on the westerly line of said parcel of land described in Reception No. 2016000057478, said point being on the easterly right-of-way Fernando Rd. and the Point of Beginning.

THENCE the following 3 courses along a line being 0.5 feet easterly of and parallel with the easterly line of an existing concrete sidewalk:

1. S44°40'44"E a distance of 14.75 feet;
2. THENCE S43°32'26"E a distance of 20.23 feet;
3. THENCE S42°42'00"E, non-tangent with the following described curve a distance of 60.26 feet to a point on the northerly right-of-way Del Norte St.;

THENCE the following two (2) courses along the southerly and westerly lines of said parcel of land described in Reception No. 2016000057478:

Legal description prepared by:

  
  
For and on behalf of Merrick & Company


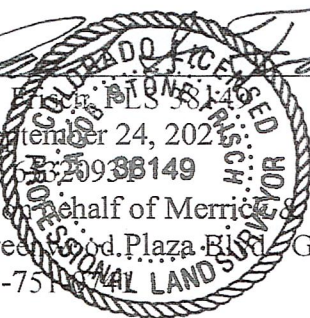




1. along said northerly right-of-way, along the arc of a curve to the left, having a central angle of  $00^{\circ}52'51''$ , a radius of 1460.00 feet, a chord bearing  $S73^{\circ}58'59''W$  a distance of 22.24 feet, and an arc distance of 22.24 feet;
2. THENCE along the arc of a curve to the left, having a central angle of  $25^{\circ}26'48''$ , a radius of 198.31 feet, a chord bearing  $N30^{\circ}05'45''W$  a distance of 87.35 feet, and an arc distance of 88.07 feet to the Point of Beginning.

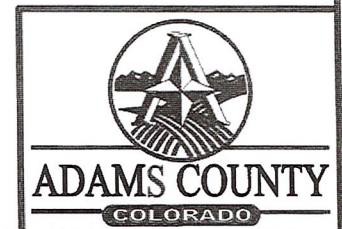
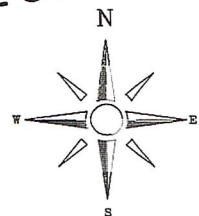
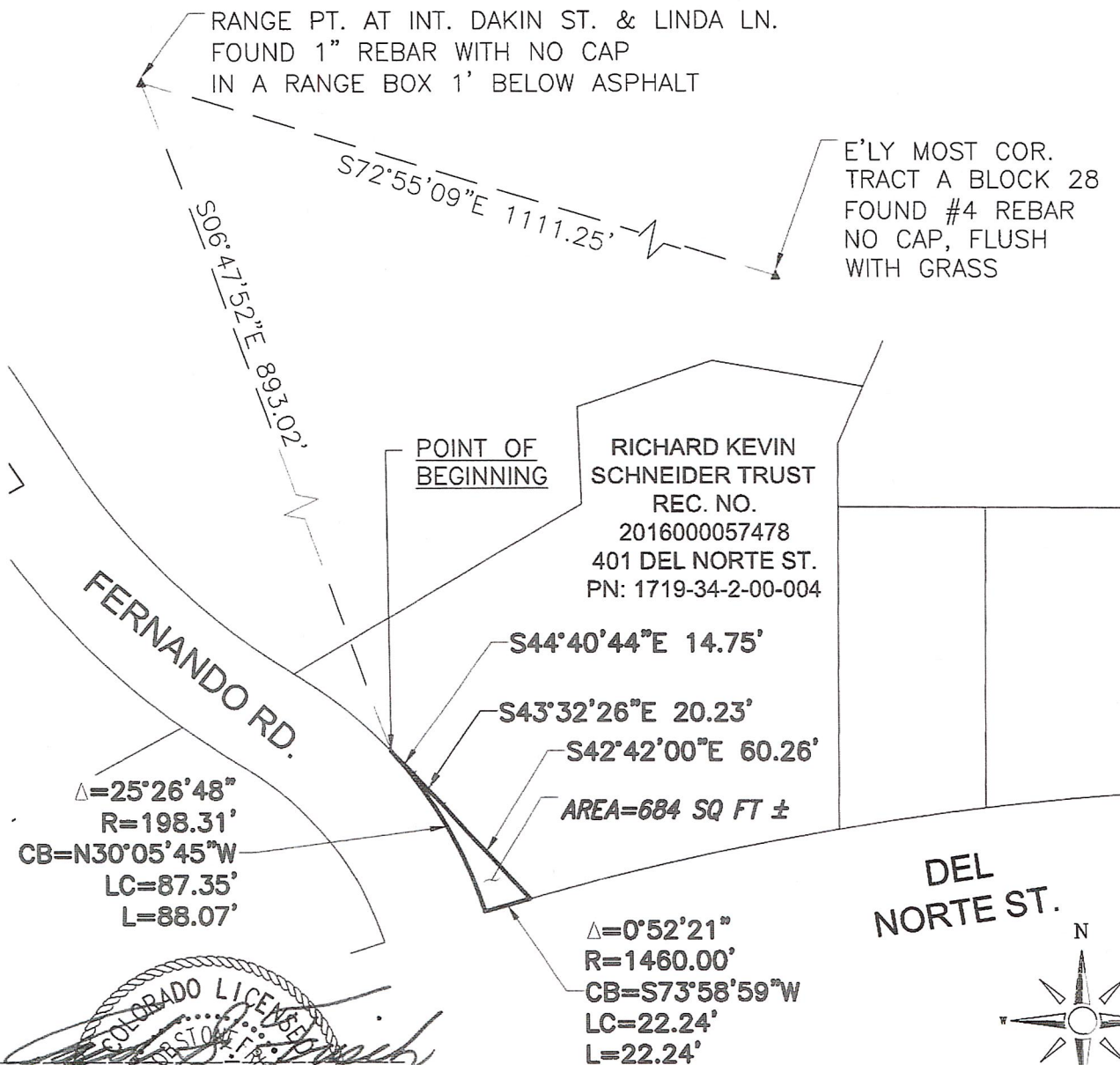
Containing 684 square feet, more or less.

Legal description prepared by:

  
Jacob S. Erickson, PLS 58146  
Date: September 24, 2021  
Job No. 6320938149  
For and on behalf of Merrick & Company  
5970 Greenwood Plaza Blvd, Greenwood Village, CO 80111  
PH: 303-751-1141  


# ADAMS COUNTY PUBLIC WORKS EXHIBIT "B"

LOCATED in the NW1/4 of SEC 34, 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

Jacob Stone, Esq., P.L.S. No. 8149  
Date: September 24, 2021  
Job No. 65320931  
For and on behalf of  
Merrick & Co., LAND SURVEYOR

*Handwritten signature*