

**SPECIAL WARRANTY DEED**

THIS DEED, dated this 25<sup>th</sup> day of October, 2021, between **GUERRERO BALBUENA-MENDEZ**, whose address is 7628 Bannock 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 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 AND NO/100 DOLLARS (\$2,030.00), 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 7628 Bannock Street

Assessor's schedule or parcel number: part of 0-1719-34-2-30-001

**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, does covenant, and agree that it 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, by, through or under grantor(s), except and subject to matters of record, and except interests of record.

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

GUERRERO BALBUENA-MENDEZ

*Guerrero Balbuena*

STATE OF Colorado )  
County of Adams ) §

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of October, 2021, by GUERRERO BALBUENA-MENDEZ.

Witness my hand and official seal.

My commission expires: January 12, 2025

*Sandy Torres Espino*

Notary Public

**SANDY ALEJANDRA TORRES ESPINO**

**NOTARY PUBLIC**

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

**STATE OF COLORADO**

**NOTARY ID 20164048092**

**MY COMMISSION EXPIRES JANUARY 12, 2025**

**EXHIBIT "A"**  
**DEED FROM BALBUENA MENDEZ GUERRERO**  
**TO**  
**THE COUNTY OF ADAMS, STATE OF COLORADO**

Legal Description

A parcel of land being a portion of Lot 3, Block 8, SHERRELWOOD ESTATES FILING NO. 4, a Subdivision recorded on October 19, 1959 in File No. 10 Map 343 Reception No. 594561 in the Office of the Clerk and Recorder of Adams County, Colorado, located in the Northeast 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 55°06'33" East a distance of 1131.76 feet to the northwest corner of said Lot 3, being the Point of Beginning.

THENCE along the northerly line of said Lot 3, along the arc of a curve to the left, having a central angle of 14°32'00", a radius of 242.80 feet, a chord bearing N75°47'03"E a distance of 61.42 feet, and an arc distance of 61.59 feet;

THENCE along a line being 0.5 feet southerly of and parallel with an existing concrete sidewalk, along the arc of a curve to the right, having a central angle of 23°48'08", a radius of 125.00 feet, a chord bearing S71°51'44"W a distance of 51.41 feet, and an arc distance of 51.78 feet;

THENCE S83°43'45"W tangent with the last described curve a distance of 0.84 feet;

THENCE along the arc of a curve to the left, having a central angle of 83°24'03", a radius of 10.00 feet, a chord bearing S42°01'46"W a distance of 13.30 feet, and an arc distance of 14.56 feet;

Legal description prepared by:

  
Jacob S. Fosco, PLS 38149  
Date: September 24, 2024  
Job No. 2320931  
For and on behalf of Merrick & Company

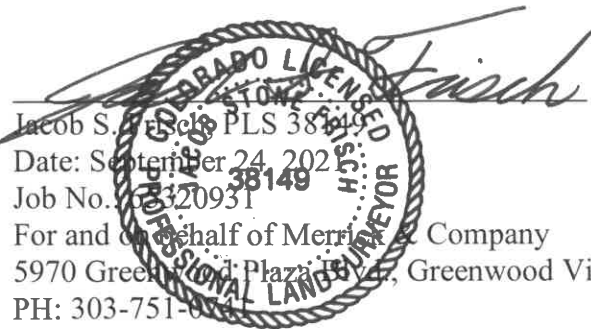
THENCE S00°19'44"W tangent with the last described curve, along a line being 1.00 feet easterly of and parallel with the westerly line of said Lot 3 a distance of 13.00 feet to a point on the northerly line of an existing concrete driveway;

THENCE N89°40'44"W along said northerly line of existing concrete driveway a distance of 1.00 feet to a point on the westerly line of said Lot 3;

THENCE N00°19'44"E along said westerly line of Lot 3 a distance of 23.89 feet to the Point of Beginning.

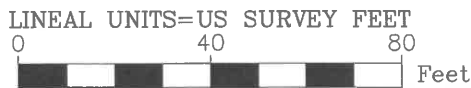
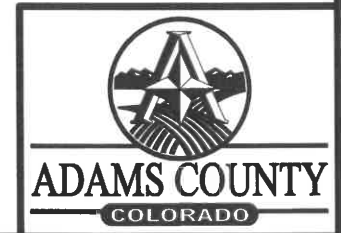
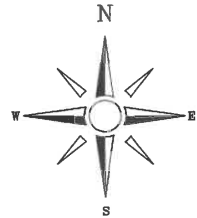
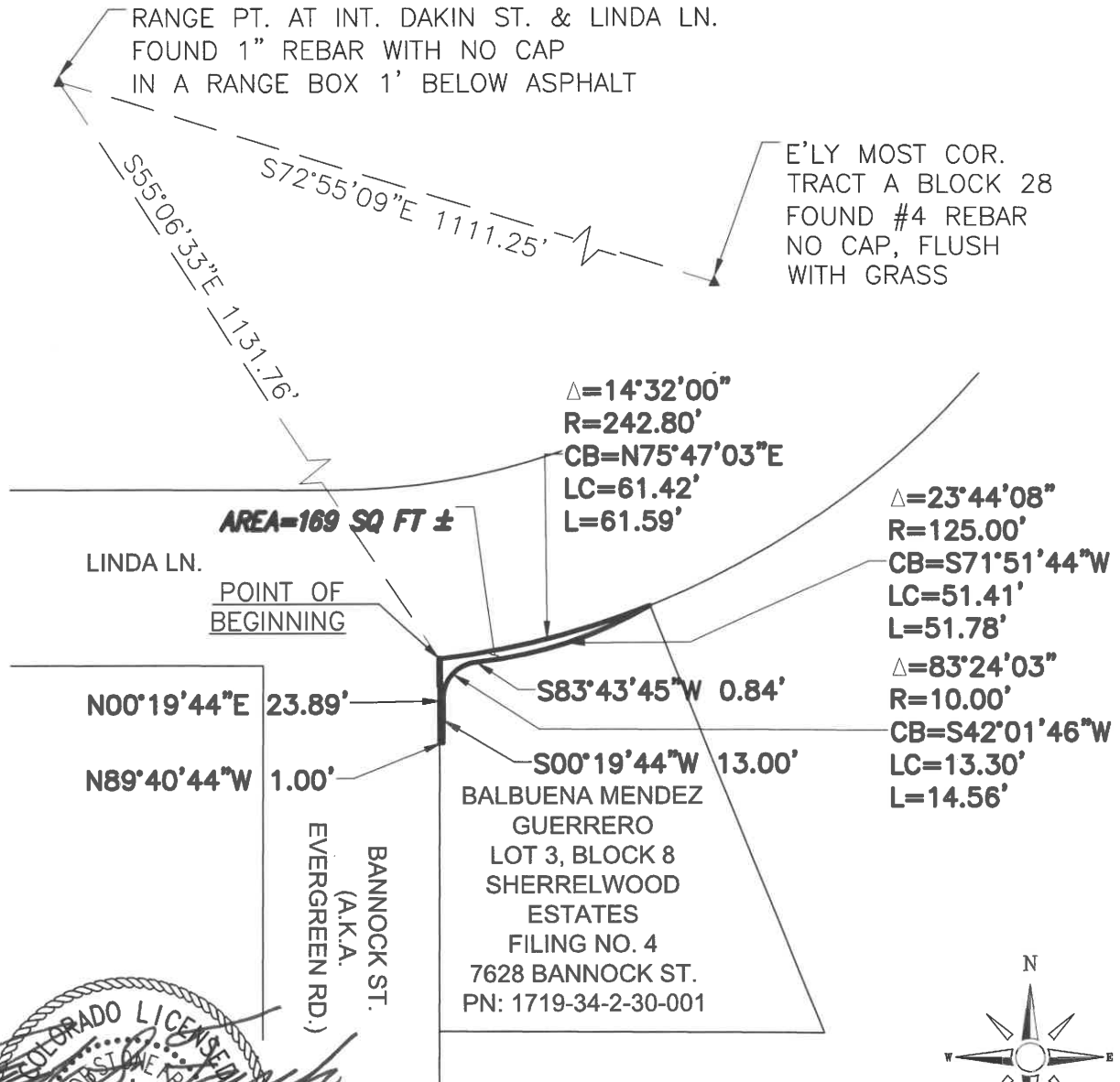
Containing 169 square feet, more or less.

Legal description prepared by:

  
Jacob S. Frisch PLS 38149  
Date: September 24, 2021  
Job No.: 3320931  
For and on behalf of Merriam & Company  
5970 Greenwood Plaza, Suite 100, Greenwood Village, CO 80111  
PH: 303-751-0041

ADAMS COUNTY PUBLIC WORKS  
EXHIBIT "B"

LOCATED in the NE1/4 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.

Jacob Stone, PLS No. 38149  
Date: September 24, 2021  
Job No. 15320931  
For and on behalf of  
Merrick & Company, Inc.

