

## SPECIAL WARRANTY DEED

THIS DEED, dated this 23 day of August, 2021, between **CLEPER HOMAR MORENO**, whose address is 4865 North Raritan Street, Denver, Colorado 80221-1518 of the County of Denver and State of Colorado, 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 **NINE HUNDRED SIXTY-FIVE AND NO/100 DOLLARS (\$965.00)**, 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 8004 Conifer Road

Assessor's schedule or parcel number: part of 0-1719-27-3-24-001

**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.

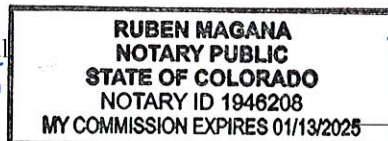
**IN WITNESS WHEREOF**, the grantor(s) have executed this deed on the date set forth above.

CLEPER HOMAR MORENO

STATE OF Colorado )  
County of Denver ) §

The foregoing instrument was acknowledged before me this 23 day of August, 2021, by **CLEPER HOMAR MORENO**.

Witness my hand and official seal  
My commission expires: 01/13/25



Notary Public

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

**EXHIBIT "A"**

**DEED FROM CLEPAR HOMAR MORENO  
TO  
THE COUNTY OF ADAMS, STATE OF COLORADO**

Legal Description

A parcel of land being a portion of Lot 1, Block 40 of the SHERRELWOOD ESTATES FILING NO. 5, a Subdivision recorded on October 19, 1959 in File No. 10 Map 342 Reception No. 594560 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, being more particularly described as follows:

Beginning at the Southwesterly Corner of said Lot 1, thence North 0°08'21" West, along the Westerly line of said Lot 1, a distance of 10.00 feet;

Thence leaving said Westerly line, South 45°08'21" East, a distance of 14.14 feet to a point on the Southerly line of said Lot 1;

Thence South 89°51'39" West, along the Southerly line of said Lot 1, a distance of 10.00 feet to the Point of Beginning.

Containing: 50 square feet, more or less.

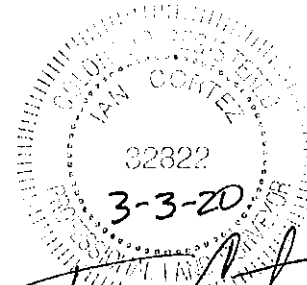
Legal description prepared by:

Ian Cortez, PLS  
Colorado Professional  
Land Surveyor No. 32822  
For and on behalf of:  
Adams County, Colorado

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

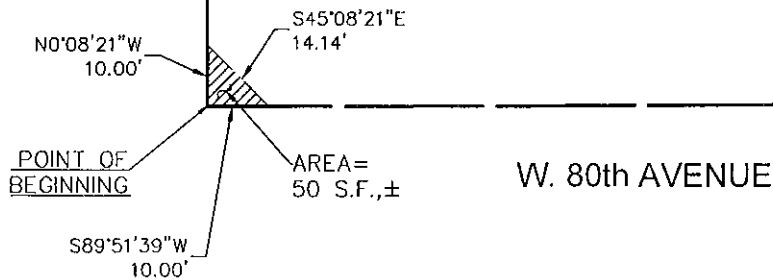
A circular professional seal for Ian Cortez, a Colorado Professional Land Surveyor No. 32822. The seal includes the text "COLORADO", "IAN CORTIZ", "32822", and "3-3-20". A handwritten signature, "Ian Cortez", is written across the seal.

# EXHIBIT "B"



CONIFER ROAD

CLEPAR HOMAR MORENO  
LOT 1, BLOCK 40  
SHERRELWOOD ESTATES FILING NO. 5  
8004 CONIFER RD.  
PN: 1719-27-3-24-001



ADAMS COUNTY  
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.

