

WARRANTY DEED

THIS DEED, dated this 9 day of Aug, 2021, between DENNIS GORHAM, whose address is 7611 Fernando Road, 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 AND NO/100 DOLLARS (\$200.00), 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 7611 Fernando Road
Assessor's schedule or parcel number: part of 0-1719-34-2-28-001

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, 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.

DENNIS GORHAM

Dennis Gorham

STATE OF Colorado)
County of Adams) §

The foregoing instrument was acknowledged before me this 9 day of August, 2021, by DENNIS GORHAM.

Witness my hand and official seal.
My commission expires:

RATNA BHANDARI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204033997
MY COMMISSION EXPIRES SEPT. 30, 2024

[Signature]

Notary Public

EXHIBIT "A"

**DEED FROM DENNIS GORHAM,
TO
THE COUNTY OF ADAMS, STATE OF COLORADO**

Legal Description

Being a portion of Lot 4 Block 22 of the SHERREL WOOD ESTATES FILING NO. 1, a Subdivision recorded on December 24, 1958 in File No. 10 Map 301 Reception No. 569158 in the Office of the Clerk and Recorder of Adams County, Colorado, located in the Northwest Quarter of Section 34, Township 2 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

Beginning at the most Northerly Corner of said Lot 4, thence South 61°02'44" West, along the Northwest line of said Lot 4, a distance of 1.00 feet;

Thence leaving said Northwest line, South 77°33'02" East, a distance of 1.50 feet to a point on a curve concave Northeasterly and having a radius of 370.27 feet, said curve being the Northeast line of said Lot 4;

Thence Northwesterly along said curve a distance of 1.00 feet through a central angle of 00°09'17", said curve having a chord bearing of North 36°08'49" West, a chord distance of 1.00 feet to the Point of Beginning.

Containing: 0.50 square feet, more or less.

Legal description prepared by:

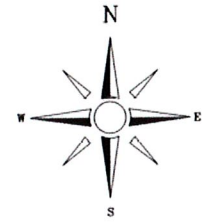
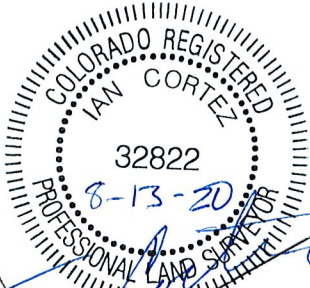
Ian Cortez, PLS
Colorado Professional
Land Surveyor No. 32822
For and on behalf of:
Adams County, Colorado



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

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



0 15 30 Feet

LINEAL UNITS=US SURVEY FEET

DELTA STREET

FERNANDO ROAD

AREA =
0.50 S.F.,±

DENNIS GORHAM

7611 FERNANDO ROAD
PN: 1719-34-2-28-001

LOT 4 BLOCK 22
SHERRELWOOD ESTATES
FILING NO. 1

LINE TABLE		
LINE	BEARING	LENGTH
L1	S61°02'44"W	1.00'
L2	N77°33'02"E	1.50'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BR	CHORD LN
C1	00°09'17"	370.27'	1.00'	N36°08'49"W	1.00'

THIS EXHIBIT IS NOT A BOUNDARY
SURVEY AND SHOULD NOT BE USED AS
SUCH. IT IS INTENDED ONLY TO DEPICT
THE ATTACHED LEGAL DESCRIPTION.



ADAMS COUNTY
COLORADO