

WARRANTY DEED

THIS DEED, dated this 7th day of October, 20 21, between DECLAN GALLAGHER and LAUREN V. GALLAGHER, whose address is 191 Del Norte 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 FOUR HUNDRED EIGHTY AND NO/100 DOLLARS (\$480.00), 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 191 Del Norte Street
Assessor's schedule or parcel number: part of 0-1719-34-2-30-003

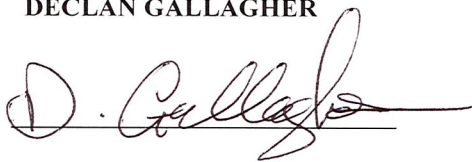
TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either 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.

DECLAN GALLAGHER



LAUREN V. GALLAGHER



STATE OF Colorado)
County of Adams) §

The foregoing instrument was acknowledged before me this 7th day of October, 20 21, by DECLAN GALLAGHER and LAUREN V. GALLAGHER.

Witness my hand and official seal.

My commission expires: FEB 25, 2023


Notary Public

EXHIBIT "A"

**DEED FROM DECLAN AND LAUREN V. GALLAGHER
TO
THE COUNTY OF ADAMS, STATE OF COLORADO**

Legal Description

Being a portion of Lot 1 Block 8 of the 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 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 Southwest Corner of said Lot 1, thence North 00°19'44" East, along the West line of said Lot 1, a distance of 16.00 feet;

Thence perpendicular from said West line, South 89°40'16" East, a distance of 2.50 feet to a point on a line being 2.50 feet Easterly and parallel with the West line of said Lot 1;

Thence South 00°19'44" West, along said line being 2.50 feet Easterly and parallel with the West line of said Lot 1, a distance of 16.00 feet to the South line of said Lot 1;

Thence North 89°52'16" West, along the South line of said Lot 1, a distance of 2.50 feet to the Point of Beginning.

Containing: 40 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



BANNOCK STREET

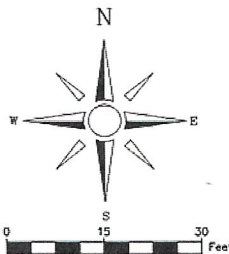
DECLAN & LAUREN V.
GALLAGHER

191 DEL NORTE STREET
PN: 1719-34-2-30-003

LOT 1 BLOCK 8
SHERRELWOOD
ESTATES
FILING NO. 4

N00°19'44"E
16.00'
16.00'
S00°19'44"W
S89°40'16"E
2.50'
N89°52'16"W
2.50'
POINT OF
BEGINNING
AREA =
40 S.F.,±

DEL NORTE STREET



LINEAL UNITS=US SURVEY FEET

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

