

NO DOC FEE  
REQUIRED  
Adams Co is  
exempt

### QUITCLAIM DEED

**THIS DEED**, made this 25<sup>th</sup> day of May, 2022, between **Security Realty Company**, whose legal address is 600 Josephine St, Denver, Colorado 80206, grantor(s) and **The County of Adams, State of Colorado**, a body politic, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601, grantee(s):

**WITNESS**, that the grantor, for and in consideration of the sum of One Hundred Four Thousand, One Hundred Fourteen and no hundredth (\$104,114.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto the grantee, its successors and assigns forever, all the right, title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any, situate, lying and being in the said County of Adams and State of Colorado, described as follows:

Legal description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

Assessor's schedule or parcel numbers: all of 0171935100048

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor, either in law or equity, to the only proper use, benefit and behoove of the grantee, its successors and assigns forever.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, the grantor has executed this deed on the date set forth above.

Security Realty Co.

By: Bowen McDougal

Its: Vice President

STATE OF COLORADO )

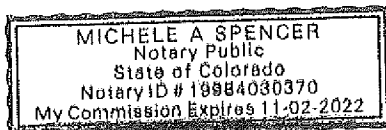
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CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of May, 2022 by Bowen McDougal as Vice President of Security Realty Company.

My commission expires:

Witness my hand and official seal.



*Michele A. Spencer*  
Notary Public

**EXHIBIT "C"**

**DEED FROM SECURITY REALTY COMPANY,  
TO  
THE COUNTY OF ADAMS, STATE OF COLORADO**

Legal Description

Being that parcel of land described in the Redemption Certificate recorded on March 29, 1976 in Book 2053 Page 927 in the Office of the Clerk and Recorder of Adams County, Colorado, located in the Northeast Quarter of Section 35, Township 2 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, being more particularly described as follows:

Commencing at the Southeast Corner of the North Half of said Northeast Quarter of Section 35, whence the Northeast Corner of the Northeast Quarter of said Section 35 bears North 00°12'25" East, a distance of 1316.24 feet; thence South 89°44'41" West, along the South line of the North Half of the Northeast Quarter said Section 35, a distance of 200.00 feet to the Southeast Corner of the parcel of land described in said Book 2053 Page 927, said corner being coincident with the Southwest Corner of the parcel of land described in the Quit Claim Deed recorded on January 9, 1958 in Book 691 Page 386 in said Office of the Adams County Clerk and Recorder, and the Point of Beginning:

Thence continuing South 89°44'41" West, along the South line of said Book 2053 Page 927 and said South line of the North Half of the Northeast Quarter of Section 35, a distance of 1,312.68 (1,312.95 – record) to the Southwest Corner of said Book 2053 Page 927;

Thence North 29°05'49" East, along the Westerly line of the parcel of land described in said Book 2053 Page 927, a distance 45.89 feet to the Northwest Corner thereof, said corner being coincident with the Southwest Corner of the Plot 1 of CIANCIO SUBDIVISION, FIRST FILING, a subdivision recorded on November 17, 1969 in File No. 12 Map No. 176 in said Office of the Adams County Clerk and Recorder;

Thence North 89°44'41" East, along the Northerly line of the parcel of land described in said Book 2053 Page 927, said line also being coincident with the South lines of Plots 1, 2, and 3 of said CIANCIO SUBDIVISION, FIRST FILING, a distance of 1,290.19 (1,290.79 – record) feet to the Northeast Corner of said Book 2053 Page 927;

Thence South 00°15'19" East, along the Easterly line of the parcel of land described in said Book 2053 Page 927, said line also being the Westerly line of the parcel of land described in said Book 691 Page 386, a distance of 40.00 feet to the Point of Beginning.

Containing: 52,057 square feet or 1.20 acres, more or less.

Legal description prepared by:

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

