

WARRANTY DEED

THIS DEED, dated this 24 day of September 20 21, between Welby Hill I Condominium Association, Inc., a Colorado nonprofit corporation, whose address is 8199 Welby Road, Thornton, CO 80229, 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 \$20,938.00, 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 8199 Welby Road, Denver, CO 80229

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 ensembling 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.

Owner:

Welby Hill I Condominium Association, Inc., a Colorado nonprofit corporation

By: Ethan J. Richard
Print: Ethan J. Richard
Title: Welby H.I. President

STATE OF Colorado)
County of Adams)§

The foregoing instrument was acknowledged before me this 24 day of September, 20 21, by Ethan J. Richard, as President of Welby Hill I Condominium Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.
My commission expires:

TAWNI SANDOVAL
Notary Public
State of Colorado
Notary ID # 20034019110
My Commission Expires 07-20-2023

Tawni Sandoval

Notary Public



202660

EXHIBIT "A"
RIGHT-OF-WAY NUMBER: RW-219
PROJECT NUMBER: IMP-3056-1603
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 WEST
SIXTH PRINCIPAL MERIDIAN
ADAMS COUNTY

DESCRIPTION

A tract or parcel of land No. RW-219 of Adams County Project Number IMP-3056-1603, containing 1,646 square feet, more or less, being Lot 1, Block 1, of the Welby Hill Condominium Subdivision, a subdivision recorded on August 18, 1981, at File 14, Map 773 of the records of the Adams County Clerk and Records Office, situated in the Southwest Quarter of Section 25 Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of Section 25 whence the West Line of the Southwest quarter of Section 25 bears N00°04'09"E a distance of 2628.81 feet;
Thence N23°19'34"E a distance of 1343.75 feet to the Southeast corner of said Lot 1, Block 1, of the Welby Hill Condominium Subdivision, File 14, Map 773 and the
POINT OF BEGINNING PARCEL RW-219;

Thence N56°33'06"W along the southerly boundary of said parcel, a distance of 17.58 feet to a point on the westerly boundary of said portion of parcel;
Thence N33°47'02"E, a distance of 88.75 feet to a point on the northerly boundary of said parcel;
Thence N89°40'30"E along the northerly boundary of said parcel, a distance of 20.80 feet to a point on the easterly boundary of said parcel;
Thence S33°34'34"W along the easterly boundary of said parcel, a distance of 100.31 feet to the
POINT OF BEGINNING PARCEL RW-219.

Containing 1,646 sq. ft. +/-

I, Jerry R. Johnson, Colorado Professional Surveyor in the State of Colorado, do hereby certify that this easement description and the field survey on the ground upon which it is based were performed by me or under my direct supervision.

Jerry R. Johnson, PLS 29417
Date:
For and on Behalf of
Petroleum Field Services, LLC
d.b.a. Ascent Geomatics Solutions



