

WARRANTY DEED

THIS DEED, dated this 22 day of November 2021, between Julie A. Linebarger-Taylor, whose address is 8260 Clayton Court, 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 \$2,870.00, 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 8260 Clayton Court, Thornton, CO 80229
Assessor's schedule or parcel number: part of 0171925303075

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:

Julie A. Linebarger-Taylor

By: 

STATE OF Colorado)

County of Adams) §

The foregoing instrument was acknowledged before me this 22 day of November, 2021, by Julie A. Linebarger-Taylor

Witness my hand and official seal.

My commission expires: June 14, 2023



Notary Public

IAN WOOD
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194022389
MY COMMISSION EXPIRES JUN 14, 2023

EXHIBIT "A"
RIGHT-OF-WAY NUMBER: RW-226
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-226 of Adams County Project Number IMP-3056-1603, containing 191 square feet, more or less, being a portion of Lot 13B, Welby Hill Duplex, a subdivision recorded on December 14, 1999, in File 18, Map 151, 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 West Quarter Corner of Section 25 whence the West Line of the Southwest quarter of Section 25 bears S00°04'09"W a distance of 2628.81 feet;
Thence S33°52'18"E a distance of 1316.24 feet to the Northeast corner of said Lot 13B and the **POINT OF BEGINNING PARCEL RW-226;**

Thence Southwesterly along the easterly boundary of said Lot 13B, a distance of 27.18 feet along a non-tangent curve to the right, said arc having a radius of 745.18 feet and a central angle of 02°05'22", and being subtended by a chord with a bearing of S33°17'19"W and a distance of 27.17 feet;
Thence S34°20'00"W along the easterly boundary of said Lot 13B, a distance of 12.23 feet to a point on the southerly boundary of said Lot 13B;
Thence N63°26'52"W along the southerly boundary of said Lot 13B, a distance of 4.79 feet;
Thence N33°47'02"E, a distance of 22.24 feet;
Thence Northeasterly, a distance of 17.19 feet along a curve to the left, said arc having a radius of 955.00 feet and a central angle of 01°01'53", and being subtended by a chord with a bearing of N33°16'05"E and a distance of 17.19 feet to a point on the northerly boundary of said Lot 13B;
Thence S62°59'42"E along the northerly boundary of said Lot 13B, a distance of 4.83 feet to the **POINT OF BEGINNING PARCEL RW-226.**

Containing 191 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



