

WARRANTY DEED

THIS DEED, dated this 8th day of June, 2022, between Edgar Leon, whose address is 8268 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 \$2,810.00, 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 8268 Clayton Court
Assessor's schedule or parcel number: part of 0171925303074

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.

Owner:

By: Edgar Leon
Edgar Leon

STATE OF colorado)
County of Adams) §

The foregoing instrument was acknowledged before me this 8th day of June, 2022, by Edgar Leon, as owner.

Witness my hand and official seal.
My commission expires:

MARISSA HILLJE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194046420
MY COMMISSION EXPIRES 12/12/2023

[Signature]
Notary Public

EXHIBIT "A"
RIGHT-OF-WAY NUMBER: RW-227
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-227 of Adams County Project Number IMP-3056-1603, containing 187 square feet, more or less, being a portion of Lot 13A, 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 S37°08'44"E a distance of 1285.62 feet to the Northeast corner of said Lot 13A and the
POINT OF BEGINNING PARCEL RW-227;

Thence Southwesterly, a distance of 41.01 feet along a non-tangent curve to the right, said arc having a radius of 744.88 feet and a central angle of 03°09'16", and being subtended by a chord with a bearing of S30°40'00"W and a distance of 41.00 feet to a point on the southerly boundary of said Lot 13A;
Thence N62°59'42"W along the southerly boundary of said Lot 13A, a distance of 4.83 feet;
Thence Northeasterly, a distance of 41.02 feet along a non-tangent curve to the left, said arc having a radius of 955.00 feet and a central angle of 02°27'39", and being subtended by a chord with a bearing of N31°31'19"E and a distance of 41.01 feet to a point on the northerly boundary of said Lot 13A;
Thence S63°26'52"E along said northerly boundary, a distance of 4.22 feet to the
POINT OF BEGINNING PARCEL RW-227.

Containing 187 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



W 1/4 COR. SEC. 25
3-1/4" ALUMINUM CAP
MARKED "PLS 20155 1990"
P.O.C. RW-227

NW 1/4, SW 1/4
SEC 25
T2S, R68W 6TH P.M.

OWNER:
LEON EDGAR
8268 CLAYTON CT
THORNTON, CO 80229

S00°04'09"W 2628.81
(BASIS OF BEARINGS)
W. LINE SW 1/4 SEC. 25

L=41.02'
R=955.00'
D=2°27'39"
CH=N31°31'19"E
41.01'

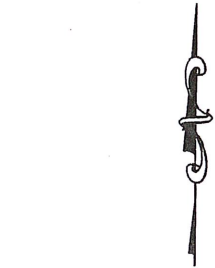
S63°26'52"E
4.22'
P.O.B.
RW-227

RW-227
187 SQ FT +/-

N62°59'42"W
4.83'

L=41.01'
R=744.88'
D=3°09'16"
CH=S30°40'00"W
41.00'

WELBY RD



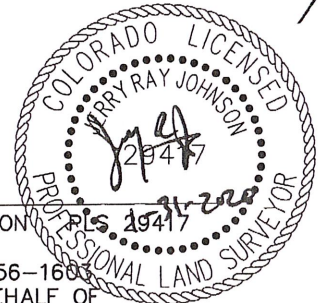
0 50' 100'
GRAPHIC SCALE: 1" = 50'

30.00' W.C. SW COR. SEC. 25
3-1/4" ALUMINUM CAP
MARKED "30.00' W.C. JR ENG
LS 25369 2000"

N89°26'42"E
30.00'

SW COR. SEC. 25
(CALCULATED POSITION)

JERRY R JOHNSON
DATE:
PROJ: IMP-3056-1603
FOR AND ON BEHALF OF
PETROLEUM FIELD SERVICES, LLC
d.b.a. ASCENT GEOMATICS SOLUTIONS



NOTE: THIS IS NOT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO BE A GRAPHIC
DEPICTION OF THE ATTACHED DESCRIPTION.



Ascent Geomatics Solutions
8620 Wolff Court
Westminster, CO 80031
(303) 928-7128



RockSol
Consulting Group, Inc.

12076 Grant Street
Thornton, CO 80241
Ph: (303) 962-9300
Fax: (303) 962-9350

EXHIBIT "B"
YORK ST - 78TH AVE TO 88TH AVE

RW-227

LEON EDGAR

File Name: RCG_B180001-RW-227

Project No. IMP-3056-1603

Print Date: 01-20-2020

Sheet: 2 of 2