

5/11/2022 at 10:13 AM, 1 OF 9,

DocStamp: \$0.00

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

TRANSFER TAX EXEMPT

## WARRANTY DEED

**THIS DEED**, dated this 3rd day of May, 2022, between Welby Glen Owners Association, Inc., a Colorado non-profit corporation, whose address is 2323 S Troy Street, Suite 5-310, Aurora, CO 80014, 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 \$40,600.00, 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 Assessor's schedule or parcel number: part of 0171925303024 and 0171925303094

**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 Glen Owners Association, Inc., a Colorado non-profit corporation

By: Kristin Boyd

Print: Kristin Boyd

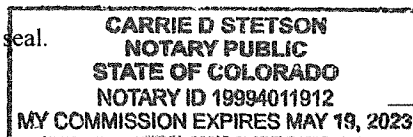
Title: Managing Agent

STATE OF Colorado )  
County of Adams ) §

The foregoing instrument was acknowledged before me this 3rd day of May, 2022, by Kristin Boyd, as Managing Agent, of Welby Glen Owners Association, Inc., a Colorado non-profit corporation.

Witness my hand and official seal.  
My commission expires:

5/19/25



Carrie D Stetson  
Notary Public

**EXHIBIT "A"**  
**RIGHT-OF-WAY NUMBER: RW-228A**  
**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-228A of Adams County Project Number IMP-3056-1603, containing 271 square feet, more or less, being a portion of Pond B, Welby Hill Duplex, a subdivision recorded on December 14, 1999, in File 18, Map 151, of the records of the Adams County Clerk and Recorders Office, situated in the Southwest Quarter of Section 25 Township 2 South, Range 68 West of the 6<sup>th</sup> 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 S41°44'05"E a distance of 1236.79 feet to the North corner of said Pond B and the  
**POINT OF BEGINNING PARCEL RW-228A;**

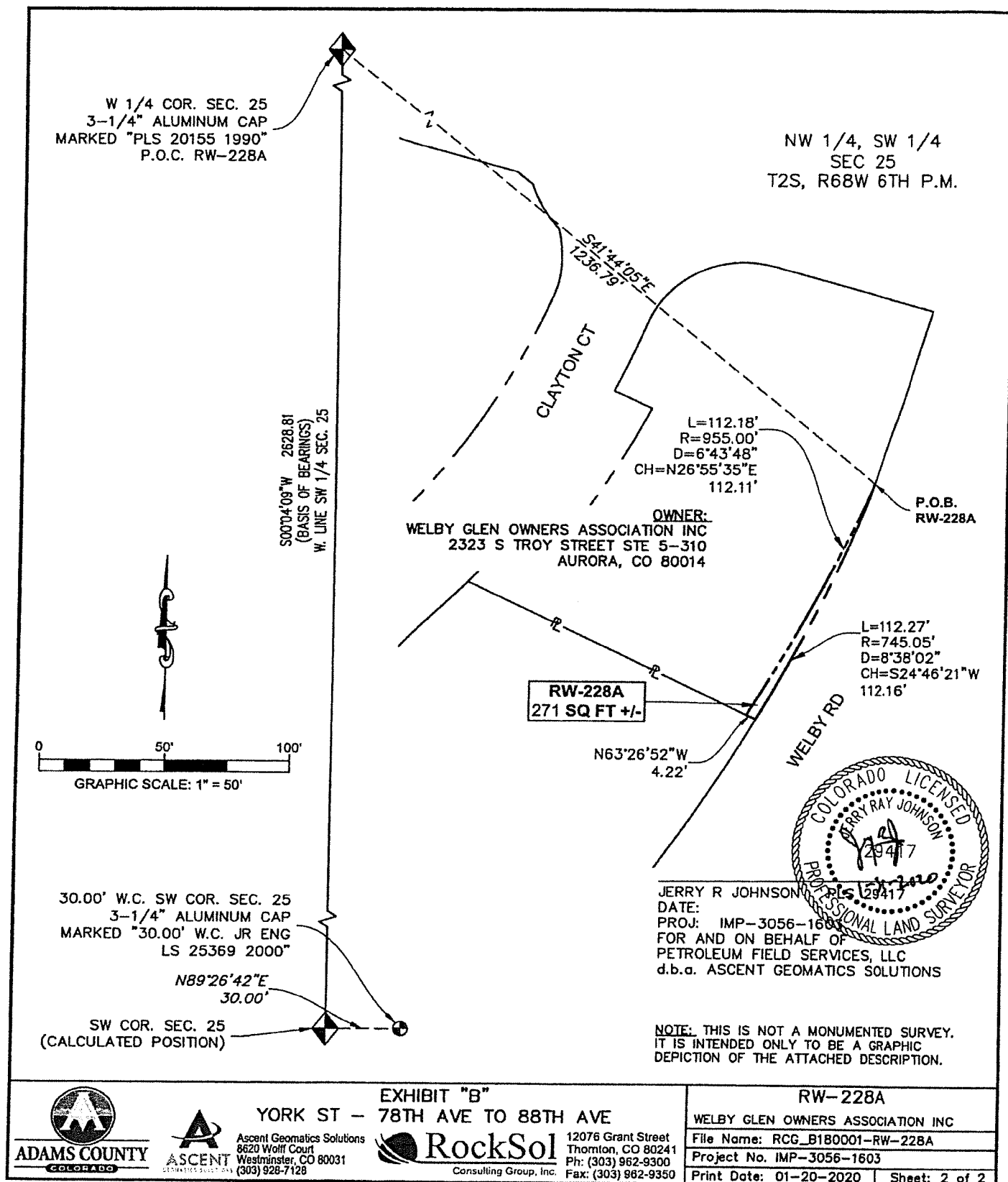
Thence Southwesterly along the easterly boundary of said Pond B, a distance of 112.27 feet along a non-tangent curve to the right, said arc having a radius of 745.05 feet and a central angle of 08°38'02", and being subtended by a chord with a bearing of S24°46'21"W and a distance of 112.16 feet to a point on the southerly boundary of said Pond B;  
Thence N63°26'52"W along the southerly boundary of said Pond B, a distance of 4.22 feet;  
Thence Northeasterly, a distance of 112.18 feet along a non-tangent curve to the left to a point on said easterly boundary, said arc having a radius of 955.00 feet and a central angle of 06°43'48", and being subtended by a chord with a bearing of N26°55'35"E and a distance of 112.11 feet to the  
**POINT OF BEGINNING PARCEL RW-228A.**

**Containing 271 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





**EXHIBIT "A"**  
**RIGHT-OF-WAY NUMBER: RW-228B**  
**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-228B of Adams County Project Number IMP-3056-1603, containing 398 square feet, more or less, being a portion of Pond B, 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 6<sup>th</sup> 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 S44°57'14"E a distance of 1198.84 feet to the Northeast corner of said Pond B and the **POINT OF BEGINNING PARCEL RW-228B**;

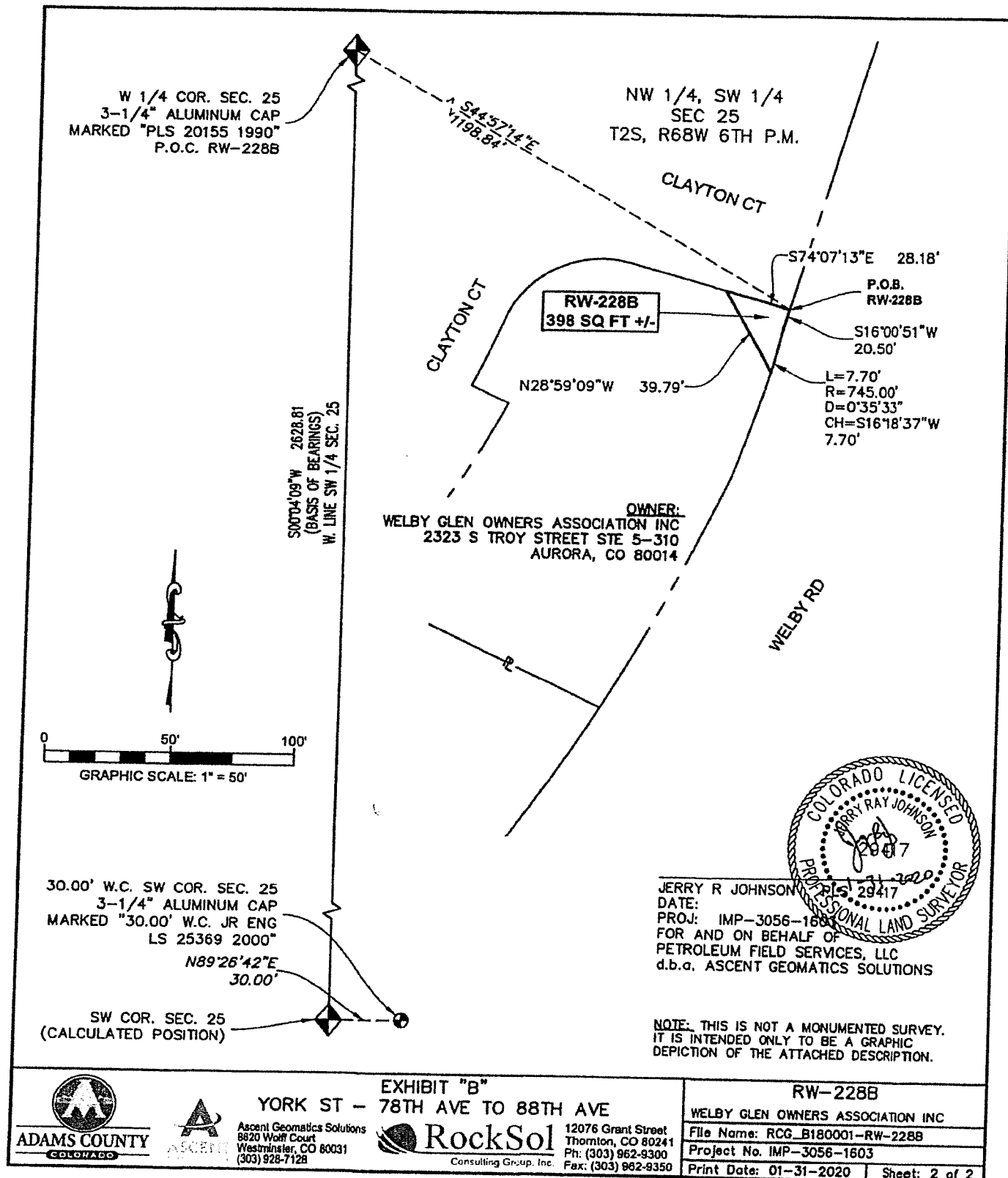
Thence S16°00'51"W along the easterly boundary of said Pond B, a distance of 20.50 feet;  
Thence Southerly along the easterly boundary of said Pond B, a distance of 7.70 feet along a curve to the right, said arc having a radius of 745.00 feet and a central angle of 00°35'33", and being subtended by a chord with a bearing of S16°18'37"W and a distance of 7.70 feet;  
Thence N28°59'09"W, a distance of 39.79 feet to a point on the northerly boundary of said Pond B;  
Thence S74°07'13"E along the northerly boundary of said Pond B, a distance of 28.18 feet to the **POINT OF BEGINNING PARCEL RW-228B**.

**Containing 398 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





**EXHIBIT "A"**  
**RIGHT-OF-WAY NUMBER: RW-229**  
**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-229 of Adams County Project Number IMP-3056-1603, containing 1,934 square feet, more or less, being a portion of 83<sup>rd</sup> Ave, a private road, 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 6<sup>th</sup> 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 S47°57'42"E a distance of 1166.48 feet to the Northeast corner of said 83<sup>rd</sup> Ave Right-of-Way and the  
**POINT OF BEGINNING PARCEL RW-229;**

Thence S16°00'51"W along the easterly boundary of Said 83<sup>rd</sup> Ave, a distance of 70.00 feet to a point on the southerly boundary of said 83<sup>rd</sup> Ave;  
Thence N74°07'13"W along the southerly boundary, a distance of 28.18 feet;  
Thence N16°54'49"E, a distance of 70.01 feet to a point on the northerly boundary of said 83<sup>rd</sup> Ave;  
Thence S74°07'13"E along the northerly boundary of said 83<sup>rd</sup> Ave, a distance of 27.08 feet to the  
**POINT OF BEGINNING PARCEL RW-229.**

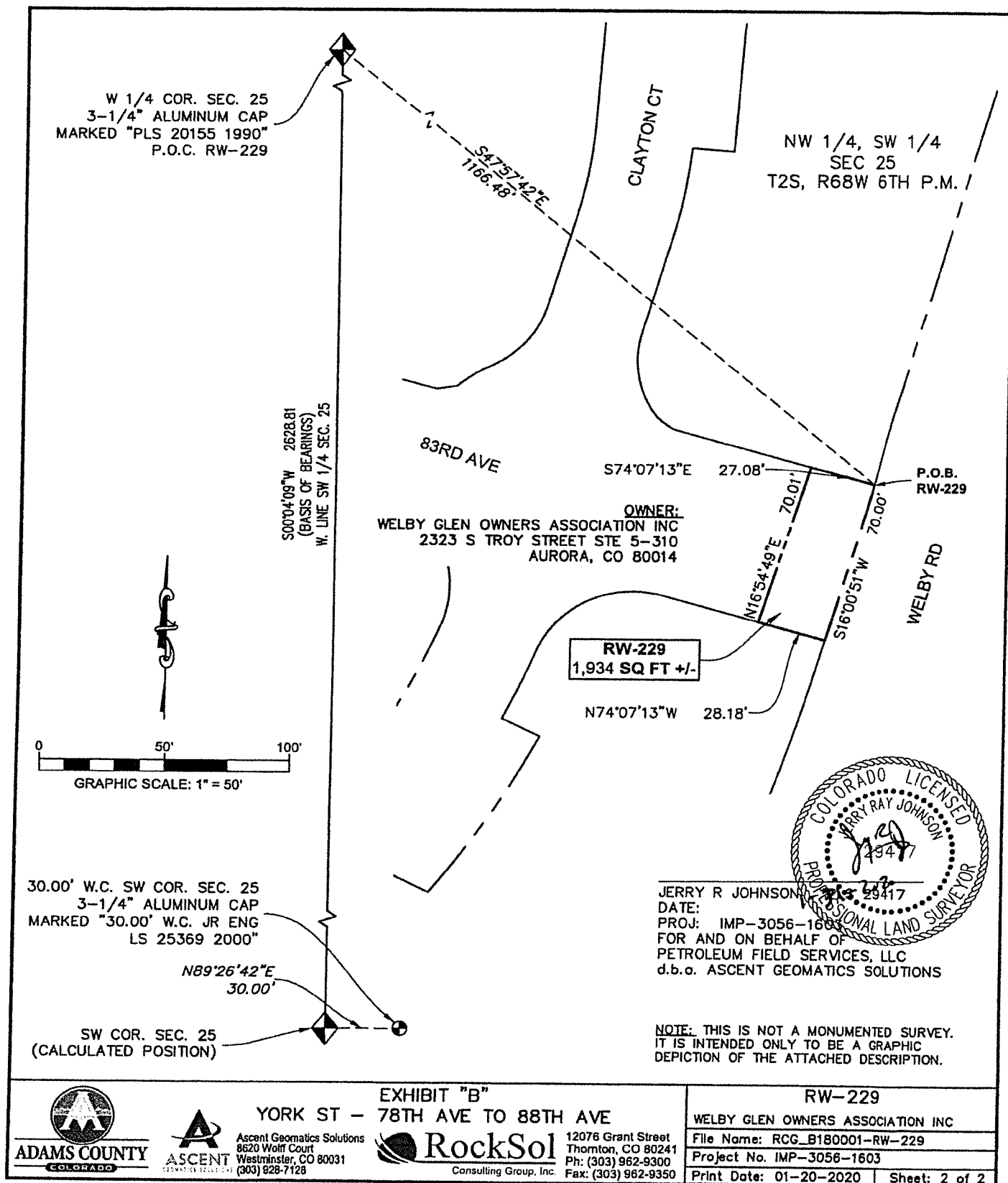
**Containing 1,934 sq. ft. +/-**

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.

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





**EXHIBIT "A"**  
**RIGHT-OF-WAY NUMBER: RW-230**  
**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-230 of Adams County Project Number IMP-3056-1603, containing 366 square feet, more or less, being a portion of Pond A, 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 6<sup>th</sup> 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 S49°09'58"E a distance of 1154.88 feet to the Northeast corner of said Pond A and the  
**POINT OF BEGINNING PARCEL RW-230;**

Thence S16°00'51"W along the easterly boundary of said Pond A, a distance of 27.02 feet to a point on the southerly boundary of said Pond A;  
Thence N74°07'13"W along said southerly boundary, a distance of 27.08 feet;  
Thence N61°00'51"E, a distance of 38.30 feet to the  
**POINT OF BEGINNING PARCEL RW-230.**

**Containing 366 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.

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





