

WARRANTY DEED

THIS DEED, dated this 18 day of April, 2022, between **Devonshire Auto Wash, LLC**, whose address is 933 Taylor Lane, Erie, CO 80516, 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 \$20,308.00, 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 8760 Devonshire Blvd
Assessor's schedule or parcel number: part of 01719252019

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.

Devonshire Auto Wash, LLC
a Colorado limited liability company

By: _____

Print: Troy M. DunlapTitle: Managing Member

By: _____

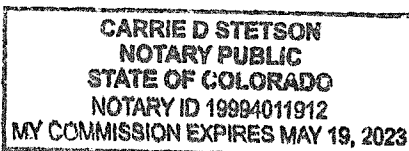
Print: Madelyn Pohl-DunlapTitle: MemberSTATE OF ColoradoCounty of Adams

The foregoing instrument was acknowledged before me this 18 day of April, 2022, by Troy Dunlap, as Managing Member and Madely Pohl-Dunlap Member of Devonshire Auto Wash, LLC.

Witness my hand and official seal.

My commission expires: 5/19/23

Notary Public



201822

EXHIBIT "A"
RIGHT-OF-WAY NUMBER: RW-273
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-273 of Adams County Project Number IMP-3056-1603, containing 363 square feet, more or less, being a portion of Lot 1, Devonshire Square Third Filing, a subdivision recorded on January 10, 2000, at File 18, Map 162, of the records of the Adams County Clerk and Records Office, situated in the Northwest 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 Northwest corner of Section 25 whence the West Line of the Northwest quarter of Section 25 bears S01°03'26"E a distance of 2637.47 feet;

Thence S87°09'36"E, a distance of 1019.98 feet to the Northwest corner of said Lot 1, Devonshire Square Third Filing and the

POINT OF BEGINNING PARCEL RW-273;

Thence S89°29'27"E along the northerly boundary of said parcel, a distance of 20.07 feet to a point on the easterly boundary of said Lot 1;

Thence S30°41'04"W, a distance of 41.90 feet to a point on the westerly boundary of said Lot 1;

Thence N02°04'33"E along the westerly boundary of said parcel, a distance of 36.23 feet to the

POINT OF BEGINNING PARCEL RW-273.

Containing 363 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



