

WARRANTY DEED

THIS DEED, dated this 24th day of February, 2017, between Peter Stephen Murray, owner, of the County of Adams and State of Colorado, 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 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.

Dedicated for West 55th Avenue

Also known by street and number as: 2857 and 2867 West 55th Avenue, Denver, Colorado 80221

Assessor's schedule or parcel numbers: part of 0182517103013 and 0182517103046

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 oil, gas and mineral interests if any and except 2016 taxes due in 2017 which grantor agrees to pay.

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.

Peter Stephen Murray, Owner

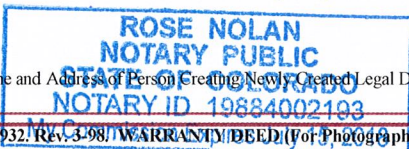
By: Peter Stephen Murray, OWNER

STATE OF COLORADO)
) §
County of Adams)

The foregoing instrument was acknowledged before me this 24th day of February, 2017, Peter Stephen Murray, as owner.

My commission expires: 7-15-18

Witness my hand and official seal.



Notary Public

Name and Address of Person Creating Newly-Created Legal Description (§38-35-106.5, C.R.S.)

EXHIBIT "A"
RIGHT OF WAY DEDICATION

A 5.00 FOOT WIDE STRIP OF LAND BEING THE SOUTH FIVE (5.00) FEET OF LOT 17, RE-SUBDIVISION OF WESTMOORLAND ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT FILE 3, MAP 62 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER. SAID 5.00 FOOT WIDE STRIP OF LAND ALSO BEING LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 03 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

CONTAINING 0.013 ACRES (553 SQUARE FEET) OF LAND, MORE OR LESS.



NOTES:

1. SEE THE ATTACHED EXHIBIT BY WHICH THIS REFERENCE IS MADE PART HEREOF.

PROJ. NO. 169021
PREPARED BY: DOUGLAS W. CHINN
DATE PREPARED: 02/23/17
FOR AND ON BEHALF OF ACKLAM, INC..
195 TELLURIDE ST., SUITE 7, CO 80601
303.659.6267
169021_ROW_DEDICATION.docx
PRINTED: 2/24/2017 7:45:00 AM Doug Chinn

REVISIONS

NO.	DATE	BY	DESCRIPTION

LOT 18
RE-SUBDIVISION
WESTMOORLAND

OWNER:
PETER STEPHEN AND
ROSE LEE MURRAY
APN: 0182517103046

OWNER:
PETER STEPHEN AND
ROSE LEE MURRAY
APN: 0182517103013

LOT 16
RE-SUBDIVISION
WESTMOORLAND

LOT 17
RE-SUBDIVISION OF
WESTMOORLAND
FILE 3, MAP 62

5' RIGHT OF WAY
DEDICATION

FOUND
1 1/4" PLASTIC CAP
PLS 37929

FOUND
1 1/2" ALUM. CAP
PLS 23521

110.65' (RECORD)

FOUND
1 1/2" ALUM. CAP
PLS 23521

WEST 55TH AVENUE
(40' RIGHT OF WAY WIDTH)

0' 40' 80'

NOTES

- 1.) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 2.) THIS EXHIBIT WAS PREPARED BY DOUGLAS W. CHINN, PLS 37070, FOR AND ON BEHALF OF ACKLAM, INC. 195 TELLURIDE ST., SUITE 7, BRIGHTON, CO 80601.
- 3.) SEE THE ATTACHED DESCRIPTION BY WHICH THIS REFERENCE IS MADE HEREOF.



Acklam, Inc.

195 Telluride St., Suite 7
Brighton CO, 80601

PETER STEVEN & ROSE LEE MURRAY
EXHIBIT "A" RIGHT OF WAY DEDICATION
NE1/4 SECTION 17
T03S R68W 6TH PM, ADAMS COUNTY COLORADO

SCALE: 1" = 40'	
DATE: 02/23/2017	JMP
JOB No.: 169021	
JOB NAME: MURRAY RE-SUBDVSN	
SHEET 2 OF 2	
REV: -	-
AFE No.:	