

WARRANTY DEED

THIS DEED, dated this 5th day of Nov. 2007, between
JAMES STEWART,
of the County of Adams and State of Colorado, grantor(s), and _____
The County of Adams, State of Colorado,
whose legal address is 450 South 4th Avenue, Brighton, Colorado 80601 of the
said County of Adams and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for 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 Pecos Street at 5678 Pecos Street
Also known by street and number as: Vacant Land
Assessor's schedule or parcel number: part of 0-1825-09-4-00-017

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, its successors and assigns forever. The grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, its successors and assigns, that at the time of the enseatling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has 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 2007 taxes due in 2008 which grantor agrees to pay.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

James Stewart
(STATE OF COLORADO)
) ss
County of Adams)

The foregoing instrument was acknowledged before me this 5th day of November, 2007, by James Stewart.

My commission expires: 2/3/2010

Witness my hand and official seal
MICHELLE S BOEST
Notary Public
State of Colorado

Michelle S Boest
Notary Public

EXHIBIT "A"
TO
WARRANTY DEED
BETWEEN
JAMES STEWART
AND
THE COUNTY OF ADAMS, STATE OF COLORADO

That part of a tract of land located in the Southeast Quarter of Section 9, Township 3 South, Range 68 West of the 6th P.M., County of Adams, State of Colorado, said tract being described in the deed recorded on February 7, 2006 in the Office of the Adams County Clerk and Recorder under Instrument No. 20060207000134060, being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 9, thence North 00°00'00" East along the West line of said Southeast Quarter a distance of 485.10 feet; thence North 89°04'00" East a distance of 45.01 feet to the Southeast corner of a parcel of Road Right-of-Way described in a deed recorded in the Office of the Adams County Clerk and Recorder on February 22, 1971 in Book 1669 at Page 317, under Reception No. 914280, said point being the True Point of Beginning; thence continuing North 89°04'00" East along the South line of said tract of land a distance of 5.00 feet; thence North 00°00'00" East parallel with and 50 feet east of, measured perpendicular to, the West line of said Southeast Quarter a distance of 80.00 feet to a point on the North line of said tract of land; thence South 89°04'00" West along the North line of said tract of land a distance of 5.00 feet to the Northwest corner of said parcel of Road Right-of-Way; thence South 00°00'00" West parallel with and 45 feet east of, measured perpendicular to, the West line of said Southeast Quarter and along the East line said parcel of Road Right-of-Way, a distance of 80.00 feet to the True Point of Beginning.

Contains 400.00 square feet or 0.00918 acres more or less.

Legal description prepared by John P. Wolken, Adams County Public Works Department, 12200 North Pecos Street, Westminster, Colorado 80234, based on two deeds as recorded in the Office of the Adams County Clerk and Recorder, one recorded February 22, 1971 in Book 1669 at Page 317 under Reception No. 914280 and the other recorded February 7, 2006 in Instrument No. 20060207000134060.