

NO DOC FEE REQUIRED

20051216001378630 Adams Co 1/1
12/16/2005 01:53:45PM \$.00
Carol Snyder, Clerk \$6.00

SPECIAL WARRANTY DEED

THIS DEED, dated this 6th day of June, 2005, between the City of Commerce City, a municipal corporation of the County of Adams and State of Colorado, a corporation duly organized and existing under and by virtue of the laws of the State of Colorado, grantor, 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, grantee:

WITNESS, that the grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Adams and State of Colorado, described as follows:

The East 31.05 feet of the South 215.00 feet of Plot 6, 2nd Addition to Henebrydale, a subdivision of a part of the Northwest Quarter of Section 32, Township 2 South, Range 67 West of the 6th P.M., County of Adams, State of Colorado as recorded in the Office of the Adams County Clerk and Recorder in Book 1 at Page 44, Reception No. 37848.

Dedicated for Monaco Street north of East 77th Avenue.

Also known by street and number as: Vacant land

Assessor's schedule or parcel number: Part of 0-1721-32-2-19-004, 0-1721-32-2-19-004 and 0-1721-32-2-19-001

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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, 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 itself, its successors and assigns does covenant and agree that it 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 claiming the whole or any part thereof, by, through or under the grantor.

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

Attest:

City of Commerce City, a municipal
corporate and politic of the County
of Adams and State of Colorado

By: Judith H. Ridgeley
Judith H. Ridgeley, City Clerk

By: Sean Ford
Sean Ford, Mayor

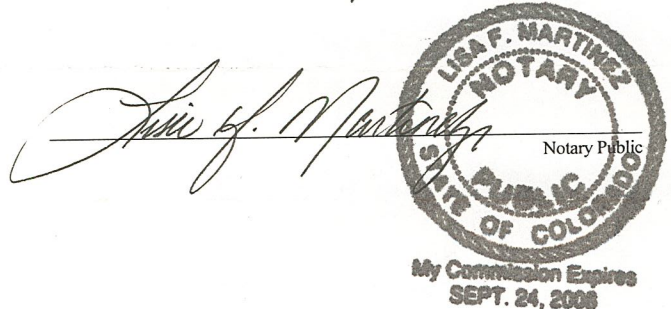
STATE OF COLORADO

County of Adams

The foregoing instrument was acknowledged before me this 15th day of December 2005, by Sean Ford as Mayor and Judith H. Ridgeley as City Clerk of the City of Commerce City, a municipal corporate of the County Adams and State of Colorado.

Witness my hand and official seal.

My commission expires: Sept. 24, 2008



Return to: J. Ridgeley
City of Commerce City
5291 E. 60th Avenue
Commerce City, CO 80022

Robert J Hennessy Icon Engineering Inc 8100 S Akron Street #300 Englewood CO 80112
Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)