

WARRANTY DEED

THIS DEED, dated this 19 day of 2009 2009, between
PHYLLIS ERMI AND FRANK J. PIRODDI, JR., 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, has 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:

The West 60.00 feet of the South half of the North half of the South half of the Southwest Quarter of the Northwest Quarter of Section 36, Township 2 South, Range 68 West of the 6th P. M., County of Adams, State of Colorado.

Dedicated for York Street and Clayton Street

Also known by street and number as: Vacant Land


Assessor's schedule or parcel number: part of 0-1719-36-2-00-010

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 grantors, for themselves, their heirs and personal representatives, do covenant, grant, bargain and agree to and with the grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, they are 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 2009 taxes due in 2010 which grantors agrees to pay.

The grantors 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.

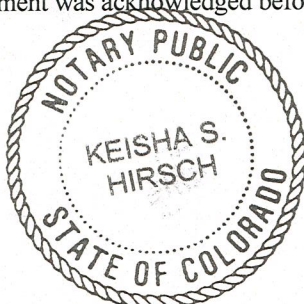
IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.


Frank J. Piroddi, Jr. Owner

Phyllis Ermi
Phyllis Ermi Owner

STATE OF COLORADO)
) ss
County of Adams)

The foregoing instrument was acknowledged before me this 9th day of January, 2009, by Phyllis Ermi and Frank J. Piroddi, Jr.



Witness my hand and official seal.

Witness my hand and official seal.
My commission expires: July 1, 2009

Keisha S. Husar

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

No. 932. Rev. 3-98. WARRANTY DEED (For Photographic Record)

After Recording, Please Mail To:

**Adams County Public Works
12200 N. Pecos St. 3rd Floor
Westminster. CO 80234
Attn: Right of Way Agent**