

WARRANTY DEED

THIS DEED, dated this 26th day of September 2002, between
MICHAEL FABRIZIO,
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 and in consideration of the sum of Sixteen Thousand Three Hundred Eleven Dollars and One/Hundredths (\$16,311.00) and other 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:

Legal description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

also known by street and number as: Vacant Land
assessor's schedule or parcel number: a part of 1825-01-2-00-052

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, 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, 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 2002 taxes due in 2003 which grantor agrees to pay. This property is being purchased under the threat of condemnation and other factors were included in the determination of the price in addition to fair market value.

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.

Michael Fabrizio
Michael Fabrizio

STATE OF COLORADO)
) ss
County of Adams)

The foregoing instrument was acknowledged before me this 26th day of September, 2002, by Michael Fabrizio.

Witness my hand and official seal.

Yandra y Celenor

Notary Public



**WARRANTY DEED
BETWEEN
MICHAEL FABRIZIO
AND
THE COUNTY OF ADAMS, STATE OF COLORADO**
Sheet 1 of 2

Page 1 of 1
Columbine Street
Parcel Number: 3R

EXHIBIT "A"

PARCEL NUMBER: 3R
DATE: 04/29/02

LEGAL DESCRIPTION

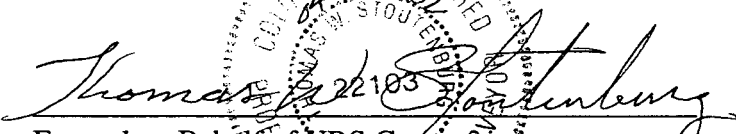
A tract or parcel of land No.3R of Adams County, Colorado, containing 5,437 square feet (0.12 acres), more or less, in the Northwest Quarter, of Section 1, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in Adams County, Colorado, said tract or parcel of land being more particularly described as follows:

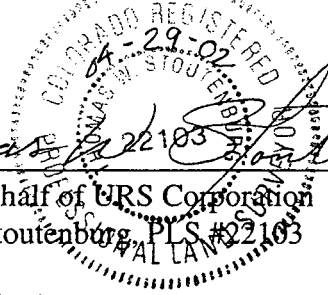
Commencing at the West ¼ corner of said Section; Thence N00°05'15"W along the West line of said Section, a distance of 265.59 feet; Thence N89°54'45"E at a right angle to the last course, a distance of 281.14 feet, to the TRUE POINT OF BEGINNING;

1. Thence S00°05'15"E, a distance of 90.70 feet to the North line of Lot 1, Block 4, Gardeners Ditch Land Development Company Subdivision;
2. Thence S89°35'15"W along said North line, a distance of 35.06 feet to the Northeasterly right of way of I-270 (April, 2002);
3. Thence N32°50'15"W along said Northeasterly right of way, a distance of 66.70 feet;
4. Thence N00°05'15"W continuing along said Northeasterly right of way, a distance of 34.40 feet to the South right of way of East 68th Place (April, 2002);
5. Thence N89°35'15"E along said South right of way, a distance of 71.14 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 5,437 square feet (0.12 acres), more or less.

Basis of Bearings: All bearings are based on control point 18 (a CDOT type 2 monument stamped "GPS") and control point 713 (a CDOT type 1 monument stamped "2713"). These points were taken from a control survey diagram by Joe Zylstra, PLS # 11494, Dated 6-95, CDOT Project No. IR(CX)25-3(107) SH 270 EXT. The Bearing and Distance between said points being S47°28'53"E, a distance of 2002.62 feet.


For and on Behalf of URS Corporation
Thomas W. Stoutenburg, PLS #22103
URS Center
8181 East Tufts Avenue
Denver, CO 80237



WARRANTY DEED
BETWEEN
MICHAEL FABRIZIO
AND
THE COUNTY OF ADAMS, STATE OF COLORADO
Sheet 2 of 2

