

SPECIAL WARRANTY DEED

THIS DEED, dated this 10 day of July 2008, between **Reinaldo E. Gallegos and Marianne Gallegos**, whose address is, 6731 Lowell Boulevard, Denver, Colorado, 80221 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 the sum of Six Thousand Dollars (\$6,000.00) and 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 right of way for Lowell Boulevard at 6771 Lowell Boulevard

Also known by street and number as: Vacant Land

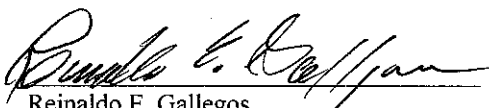
Assessor's schedule or parcel number: Part of 0-1825-06-4-00-003

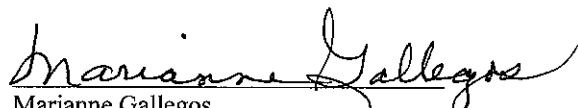
TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either 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 appurtenances unto the grantee(s), its successors and assigns forever. The grantor(s), for themselves, their heirs and personal representatives, do covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the title only unto the Grantee, its successors and assigns 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 claiming, the whole or any part thereof, by, through or under the Grantor(s), but none other. Except documents of record; existing improvements, permanent or removable, including but not limited to fencing, mail boxes, landscaping, culverts, driveway, etc; water or water rights of any nature, whether tributary, non-tributary or not non-tributary; well permits or other rights or interests associated therewith; gas, oil or other mineral interests.

Grantee agrees to be responsible to compensate or relocate all existing fencing, gates, driveways and/or landscaping within the above described right-of-way.

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.


Reinaldo E. Gallegos


Marianne Gallegos

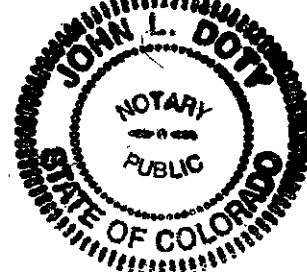
STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me in the County of Adams, State of Colorado, this 10 day of July, 2008, by Reinaldo E. Gallegos and Marianne Gallegos.

WITNESS my hand and official seal.

My commission expires, 2/17/2010


Notary Public



After Recording, Please Mail To:

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

EXHIBIT "A"

TO
WARRANTY DEED

BETWEEN

REINALDO E. GALLEGOS AND MARIANNE GALLEGOS

AND

THE COUNTY OF ADAMS, STATE OF COLORADO

OWNER: RICHARD BONGIOVANNI

ADDRESS: 6791 LOWELL BLVD.

PARCEL NO.: 0182506400002

OWNER: REINALDO GALLEGOS
ADDRESS: 6771 LOWELL BLVD.

PARCEL NO.: 0182506400003

BOOK 6100, PAGE 673



OWNER: REINALDO GALLEGOS
ADDRESS: 6751 LOWELL BLVD.

PARCEL NO.: 0182506400004

10.00'

30.00'

LOWELL BOULEVARD

1,000 SF

10.00'

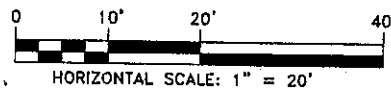
E. LINE, SE 1/4, SEC. 6

A STRIP OF LAND BEING 10.00 FEET IN WIDTH, WITHIN A PARCEL OF LAND AS DESCRIBED IN BOOK 6100, AT PAGE 673, IN ADAMS COUNTY, COLORADO, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE EASTERLY 10.00 FEET OF THE WEST 217.00 FEET OF THE EAST 247.00 FEET OF THE SOUTH 100.00 FEET OF THE NORTH 200.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6.

SAID STRIP OF LAND CONTAINS 1,000 SQUARE FEET OR 0.0229 ACRES OF LAND, MORE OR LESS.

THE INFORMATION PRESENTED ON THIS EXHIBIT IS BASED ON RECORDED DOCUMENTS FROM ADAMS COUNTY. NO FIELD VERIFICATION HAS BEEN PERFORMED TO CONFIRM ACTUAL LOCATION OF MONUMENTS, PROPERTY CORNERS OR OTHER FEATURES DEPICTED ON THIS EXHIBIT.



HORIZONTAL SCALE: 1" = 20'

SURVEYED BY:

DRAWN BY:

slp

CHECKED BY:

RAV

DATE: 03/29/07

REV: 06/14/07

REV:

PUBLIC RIGHT-OF-WAY

ICON

ENGINEERING, INC.

B100 South Akron Street, Suite 300, Englewood, CO 80112
Phone (303) 221-0802 / Fax (303) 221-4019

CLIENT:

ADAMS COUNTY

LOCATION:

6771 LOWELL BOULEVARD

SECTION

6

TOWNSHIP

3S

RANGE

68W

SIXTH PRINCIPAL MERIDIAN

ADAMS COUNTY, COLORADO

JOB NUMBER:

DOCUMENT NUMBER:

32

SCALE:

1" = 20'

SHEET:

1 of 1