

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 6751 Lowell Boulevard

Also known by street and number as: Vacant Land

Assessor's schedule or parcel number: Part of 0-1825-06-4-00-004

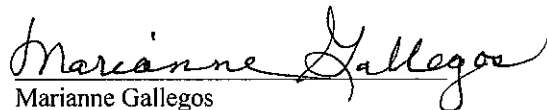
TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either 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

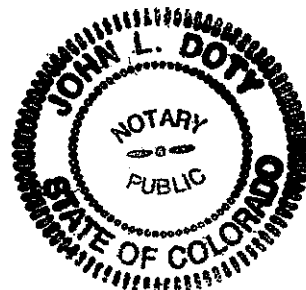
STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

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, 7/17/2012


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

E 1/4 COR.,
SECTION 6
P.O.C.

OWNER: REINALDO GALLEGOS
ADDRESS: 6771 LOWELL BLVD.

PARCEL NO.: 0182506400003

S89°08'01"E
10.00'

P.O.B.

N89°08'01"W
30.00'

S00°51'59"W 200.00'

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

N00°51'59"E

OWNER: REINALDO GALLEGOS
ADDRESS: 6751 LOWELL BLVD.

PARCEL NO.: 0182506400004

BOOK 2429, PAGE 187

1,000 SF

N00°51'59"E 100.00'

S00°51'59"W 100.00'

LOWELL BOULEVARD

30.00'



OWNER: REINALDO GALLEGOS
ADDRESS: 6731 LOWELL BLVD.

PARCEL NO.: 0182506400005

N89°08'01"W
10.00'

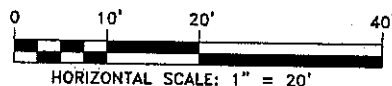
A STRIP OF LAND BEING 10.00 FEET IN WIDTH, WITHIN A PARCEL OF LAND AS DESCRIBED IN BOOK 2429, AT PAGE 187, IN ADAMS COUNTY, COLORADO, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6, THENCE S00°51'59"W, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 200.00 FEET TO A POINT; THENCE N89°08'01"W, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID DESCRIBED PARCEL, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE S00°51'59"W, ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF SAID DESCRIBED PARCEL; THENCE N89°08'01"W, ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 10.00 FEET TO A POINT; THENCE N00°51'59"E, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL; THENCE S89°08'01"E, ALONG SAID NORTHERLY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

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:

PUBLIC RIGHT-OF-WAY

CLIENT:

ADAMS COUNTY

JOB NUMBER:

DRAWN BY:

slp

LOCATION:

6751 LOWELL BOULEVARD

DOCUMENT NUMBER:

33

CHECKED BY:

RAV

SECTION

6

TOWNSHIP

3S

RANGE

68W

SCALE:

1" = 20'

DATE: 03/29/07

REV: 06/14/07

REV:

ICON
ENGINEERING, INC.

6100 South Akron Street, Suite 300, Englewood, CO 80112
Phone (303) 221-0802 / Fax (303) 221-4019

SIXTH PRINCIPAL MERIDIAN

ADAMS COUNTY, COLORADO

SHEET:

1 of 1