

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 Twelve Thousand Dollars (\$12,000.00) 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 6731 Lowell Boulevard

Also known by street and number as: Vacant Land

Assessor's schedule or parcel number: Part of 0-1825-06-4-00-005

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

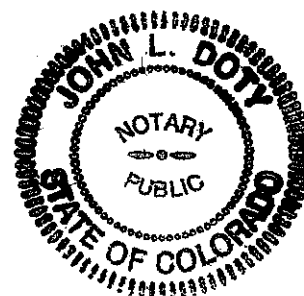
STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

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, 7/17/2010


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"

OWNER: REINALDO GALLEGOS
ADDRESS: 6751 LOWELL BLVD.
PARCEL NO.: 0182506400004

E 1/4 COR.
SECTION 6

P.O.C.

S89°08'01"E
10.00'

P.O.B.

N89°08'01"W
30.00'

TO WARRANTY DEED BETWEEN

REINALDO E. GALLEGOS AND MARIANNE GALLEGOS
AND
THE COUNTY OF ADAMS, STATE OF COLORADO

OWNER: REINALDO GALLEGOS
ADDRESS: 6731 LOWELL BLVD.
PARCEL NO.: 0182506400005

BOOK 2178, PAGE 380

2,000 SF

LOWELL BOULEVARD

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

N00°51'59"E

30.00'

N89°08'01"W
10.00'



WESTPORT ON THE LAKE

FILE 12, MAP 109
RECEPTION NO. 843398

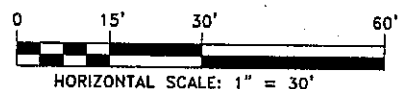
A STRIP OF LAND BEING 10.00 FEET IN WIDTH, WITHIN A PARCEL OF LAND AS DESCRIBED IN BOOK 2178, AT PAGE 380, IN ADAMS COUNTY, COLORADO, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS 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 300.00 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 200.00 FEET TO THE SOUTHEAST CORNER OF SAID 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 200.00 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 2,000 SQUARE FEET OR 0.0459 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.



SURVEYED BY:	PUBLIC RIGHT-OF-WAY	CLIENT:	ADAMS COUNTY	JOB NUMBER:	---
DRAWN BY: slp		LOCATION:	6731 LOWELL BOULEVARD	DOCUMENT NUMBER:	34
CHECKED BY: RAV	 8100 South Akron Street, Suite 300, Englewood, CO 80112 Phone (303) 221-0802 / Fax (303) 221-4019	SECTION	TOWNSHIP	RANGE	SCALE:
DATE: 03/29/07		6	3S	68W	1" = 30'
REV: 06/14/07		SIXTH PRINCIPAL MERIDIAN			SHEET:
REV:		ADAMS COUNTY, COLORADO			1 of 1