

SPECIAL WARRANTY DEED

THIS DEED, dated this 12 day of NOVEMBER 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 One Thousand One Hundred Dollars (\$1,100.00) 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 King Street and West 68th.

Also known by street and number as: Vacant Land

Assessor's schedule or parcel number: Part of 0-1825-05-3-08-017


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 12 day of NOVEMBER, 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

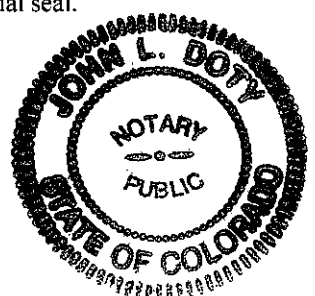


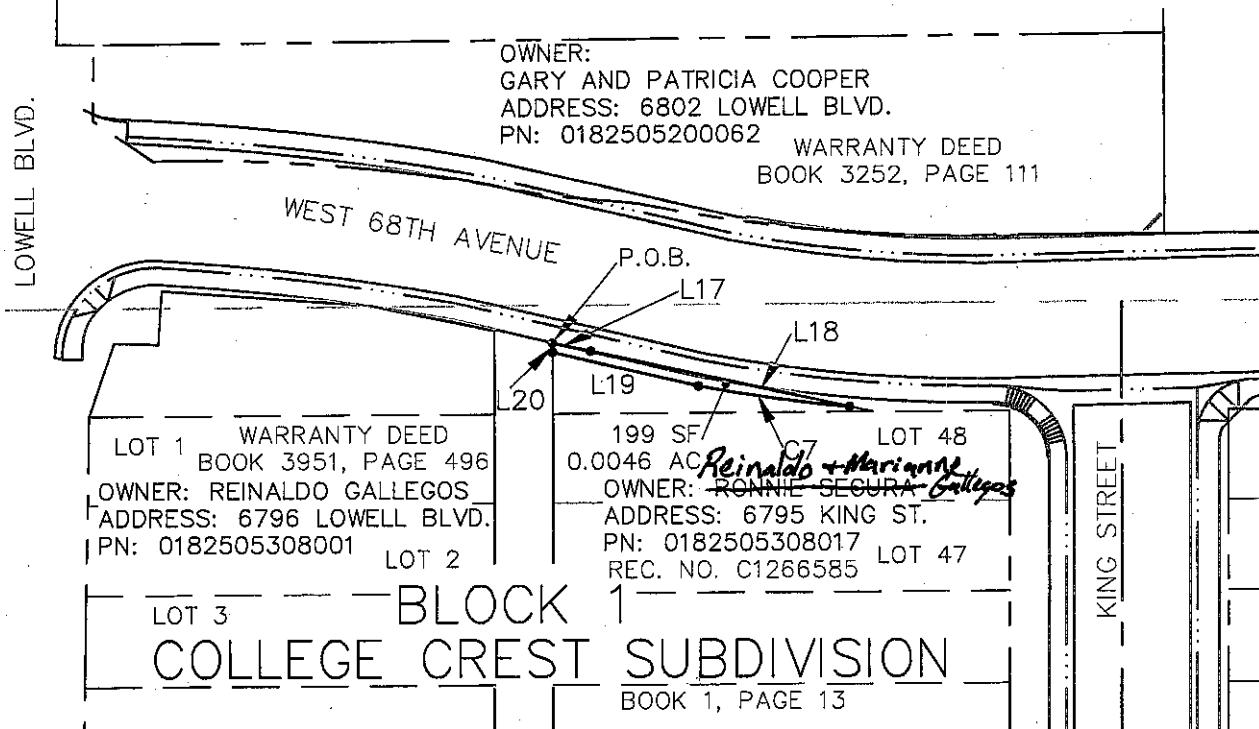
EXHIBIT "A"

LINE TABLE		
LINE	BEARING	LENGTH
L17	S78°05'14"E	10.56
L18	S77°30'14"E	72.50
L19	N76°33'03"W	40.89
L20	N00°11'54"W	2.49

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	CHB	CHL
C7	41.77	05°55'02"	404.41	N81°55'03"W	41.75

TO
SPECIAL WARRANTY DEED
BETWEEN

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



A PORTION OF A PARCEL OF LAND, AS RECORDED IN ADAMS COUNTY, COLORADO AT RECEPTION NO. C1266585, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL, THENCE RUNNING ALONG THE NORTHERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. S78°05'14"E, A DISTANCE OF 10.56 FEET TO A POINT;
2. S77°30'14"E, A DISTANCE OF 72.50 FEET TO A POINT OF CURVATURE;

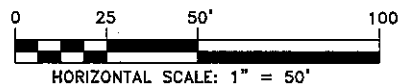
THENCE 41.77 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONTAINING AN INTERIOR ANGLE OF 05°55'02", HAVING A RADIUS OF 404.41 FEET AND A CHORD BEARING N81°55'03"W, A DISTANCE OF 41.75 FEET TO A POINT;

THENCE N76°33'03"W, A DISTANCE OF 40.89 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL;

THENCE N00°11'54"W, ALONG SAID WESTERLY LINE, A DISTANCE OF 2.49 FEET TO THE POINT OF BEGINNING.

SAID PORTION OF LAND CONTAINS 199 SQUARE FEET OR 0.0046 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:

3485 WEST 68TH AVENUE

DOCUMENT NUMBER:

4

CHECKED BY:

RAY

SECTION

TOWNSHIP

RANGE

5

3S

68W

SCALE:

1" = 50'

DATE: 04/08/08

REV: 04/22/08

REV:

SIXTH PRINCIPAL MERIDIAN

ADAMS COUNTY, COLORADO

SHEET:

1 of 1

ICON
ENGINEERING, INC.

8100 South Akron Street, Suite 300, Englewood, CO 80112
Phone (303) 221-0802 / Fax (303) 221-4019