

WARRANTY DEED

THIS DEED, dated this 10th day of June 2008, between
Adams County School District 50, 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 the sum of Ten Dollars (\$10.00) 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 68th AVENUE.

also known by street and number as: Vacant Land

assessor's schedule or parcel number: 0-1825-05-3-05-001

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(s), its successors and assigns forever. The grantor(s), for themselves, their heirs and personal representatives, do covenant, grant, bargain and agree to and with the grantee(s), its successors and assigns, that at the time of the ensealing and delivery of these presents, they are well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have 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 oil, gas and mineral interests if any and except PRIOR YEAR taxes due in 2009 which grantor agrees to pay.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND 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 lawfully claiming the whole or any part thereof.

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

GRANTORS: ADAMS COUNTY SCHOOL DISTRICT NO. 50, A BODY CORPORATE AND POLITIC OF THE
COUNTY OF ADAMS AND STATE OF COLORADO

Vicky L Marshall
President of the Board

STATE OF COLORADO)
COUNTY OF ADAMS) ss

After Recording, Please Mail To:

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

The foregoing instrument was acknowledged before me this 10 day of June, 2008, by Vicky Marshall
as President.

Witness my hand and official seal.

My commission expires: March 29, 2009

Ramona L Lewis
Notary Public

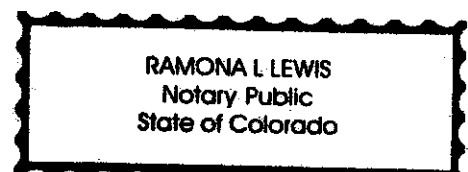


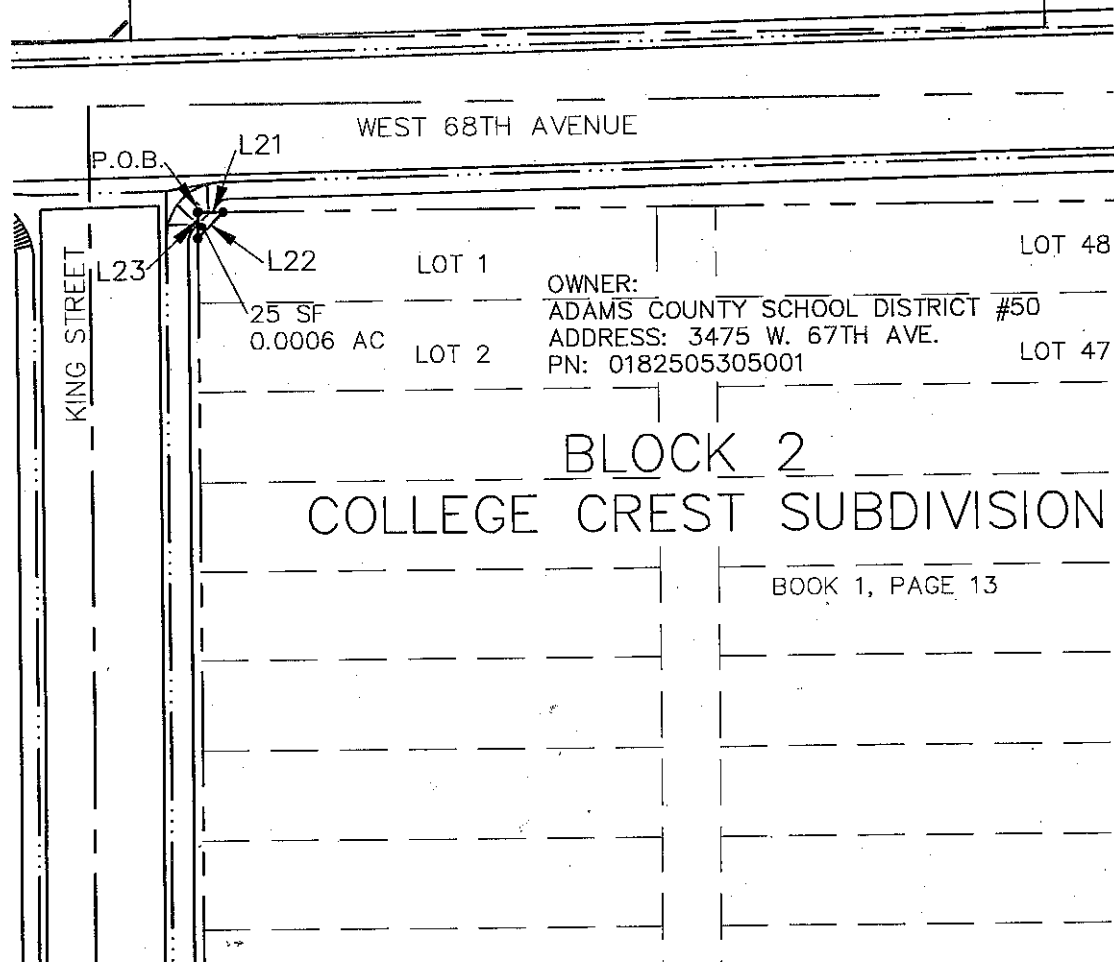
EXHIBIT "A"

TO
WARRANTY DEED
BETWEEN
ADAMS COUNTY SCHOOL DISTRICT 50
AND
THE COUNTY OF ADAMS, STATE OF
COLORADO
Page 1 of 2

LINE TABLE		
LINE	BEARING	LENGTH
L21	N89°48'20"E	6.94
L22	S44°23'14"W	9.92
L23	N00°00'25"W	7.07

OWNER:
RAYMUNDO AND JUANA RAMIREZ
ADDRESS: 3485 W. 68TH AVE.
PN: 0182505200064

WARRANTY DEED
BOOK 3873, PAGE 12



A PORTION OF LOT 1, BLOCK 2, COLLEGE CREST SUBDIVISION, AS RECORDED IN ADAMS COUNTY, COLORADO IN BOOK 1 AT PAGE 13, 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;

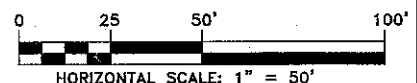
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT, THENCE N89°48'20"E, ALONG THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 6.94 FEET TO A POINT;

THENCE S44°23'14"W, A DISTANCE OF 9.92 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT;

THENCE N00°00'25"W, ALONG SAID WESTERLY LINE, A DISTANCE OF 7.07 FEET TO THE POINT OF BEGINNING.

SAID PORTION OF LAND CONTAINS 25 SQUARE FEET OR 0.0006 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.

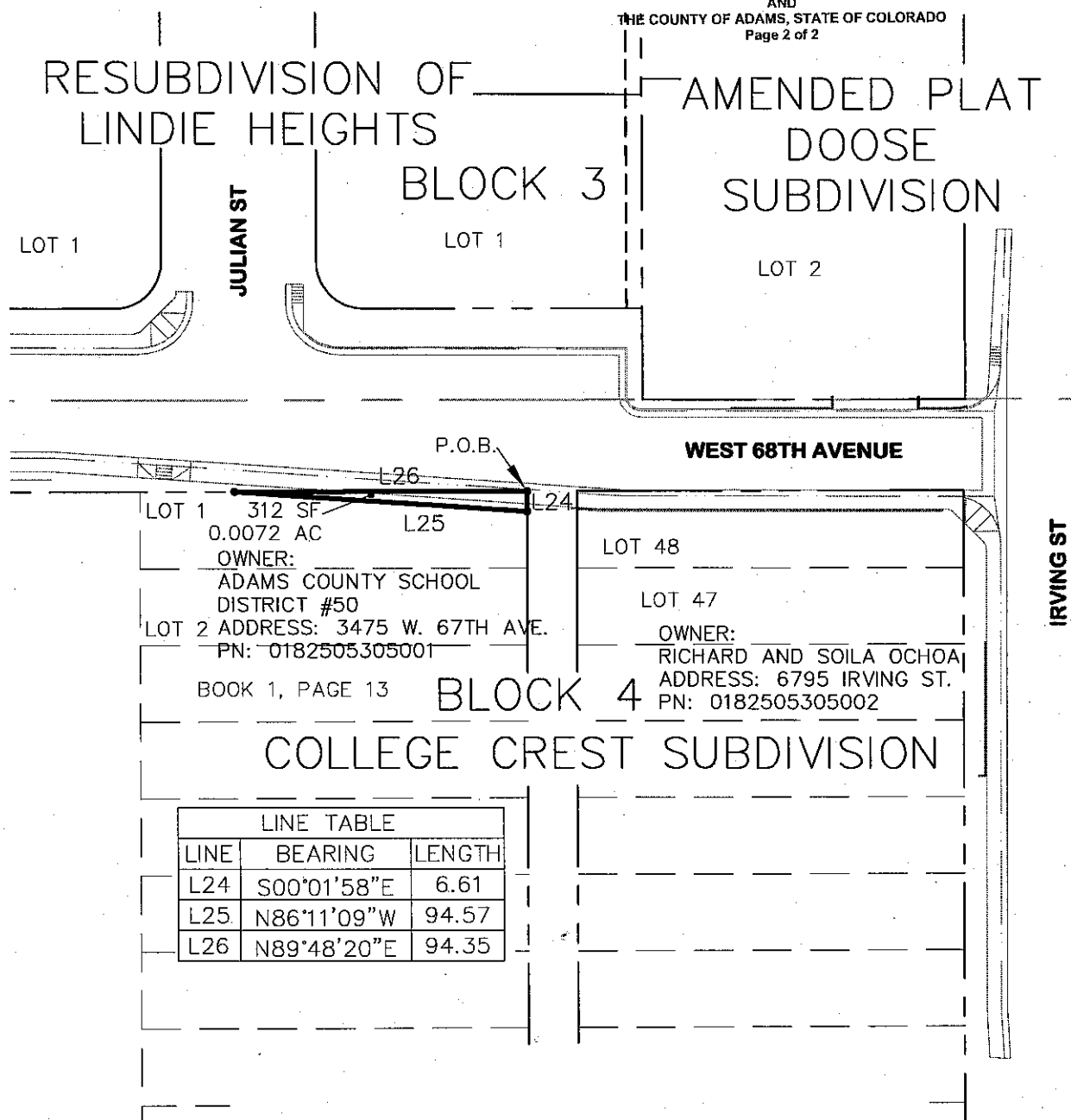


SURVEYED BY:	PUBLIC RIGHT-OF-WAY	CLIENT: ADAMS COUNTY	JOB NUMBER:
DRAWN BY: slp		LOCATION: 3475 WEST 67TH AVENUE	DOCUMENT NUMBER: 5
CHECKED BY: RAV		SECTION 5 TOWNSHIP 3S RANGE 68W	SCALE: 1" = 50'
DATE: 04/08/08		SIXTH PRINCIPAL MERIDIAN	SHEET: 1 of 1
REV: 05/07/08		ADAMS COUNTY, COLORADO	

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

EXHIBIT "A"

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BETWEEN
ADAMS COUNTY SCHOOL DISTRICT 50
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Page 2 of 2



A PORTION OF LOT 1, BLOCK 4, COLLEGE CREST SUBDIVISION AS RECORDED IN ADAMS COUNTY, COLORADO IN BOOK 1 AT PAGE 13, 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;

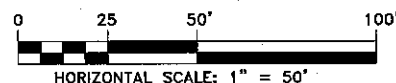
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT, THENCE S00°01'58"E, ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 6.61 FEET TO A POINT;

THENCE N86°11'09"W, A DISTANCE OF 94.57 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT;

THENCE N89°48'20"E, ALONG SAID NORTHERLY LINE, A DISTANCE OF 94.35 FEET TO THE POINT OF BEGINNING.

SAID PORTION OF LAND CONTAINS 312 SQUARE FEET OR 0.0072 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:

DOCUMENT NUMBER:

6

SCALE:

1" = 50'

SHEET: 1 of 1

DRAWN BY:

slp

CHECKED BY:

RAV

DATE: 04/08/08

REV:

REV:

ICON

ENGINEERING, INC.

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

LOCATION:

3475 WEST 67TH AVENUE

SECTION

TOWNSHIP

RANGE

5

3S

68W

SIXTH PRINCIPAL MERIDIAN

ADAMS COUNTY, COLORADO