## WARRANTY DEED

\_\_\_day of \_\_*FEB*\_\_\_\_ THIS DEED, dated this\_ 2005, between Randy L Barnes, 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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has 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 East 78th Avenue and Magnolia Street also known by street and number as: Vacant Land assessor's schedule or parcel number: 1721-32-1-13-001

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, its successors and assigns forever. The grantor, for himself, his heirs and personal representatives, do covenant, grant, bargain and agree to and with the grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has 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 whatsoever, except oil, gas and mineral interests if any and except 2004 taxes due in 2002 which grantor agrees to pay.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

STATE OF COLORADO)

County of Adams

The foregoing instrument was acknowledged before me this 47# day of FEBRUARY

Witness my hand and official seal.

My Commission Expires 04/29/2008

My commission expires:

Notary Public

Icon Engineering Inc 8100 S Akron Street #300 Englewood CO 80112

After Recording, Please Mail To:

Attn: Right of Way Agent

Document #78-27

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.) No. 932. Rev. 3-98. WARRANTY DEED (For Photographic Record)

