

20050614000623370 Adams Co 1/2
06/14/2005 11:38:11AM \$.00
Carol Snyder, Clerk \$.00

RWP2005-009

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WARRANTY DEED

THIS DEED, dated this 2 day of June, 2004, between
Jose A B Leroux and Lillian Leroux, 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, 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 Newport Street and East 78th Avenue.
also known by street and number as: Vacant Land
assessor's schedule or parcel number: part of 1721-32-1-15-001

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 ensembling
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
whatsoever, except oil, gas and mineral interests if any and except taxes due 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.

Jose A. B. Leroux
Jose A B Leroux

Lillian G. Leroux
Lillian Leroux

STATE OF Colorado)
County of Adams) ss

The foregoing instrument was acknowledged before me this 2 day of June, 2004, by Jose A B Leroux
and Lillian Leroux.

My commission expires: 
My Commission Expires 04/15/2008

Witness my hand and official seal.
Karen Allen

Notary Public

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

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

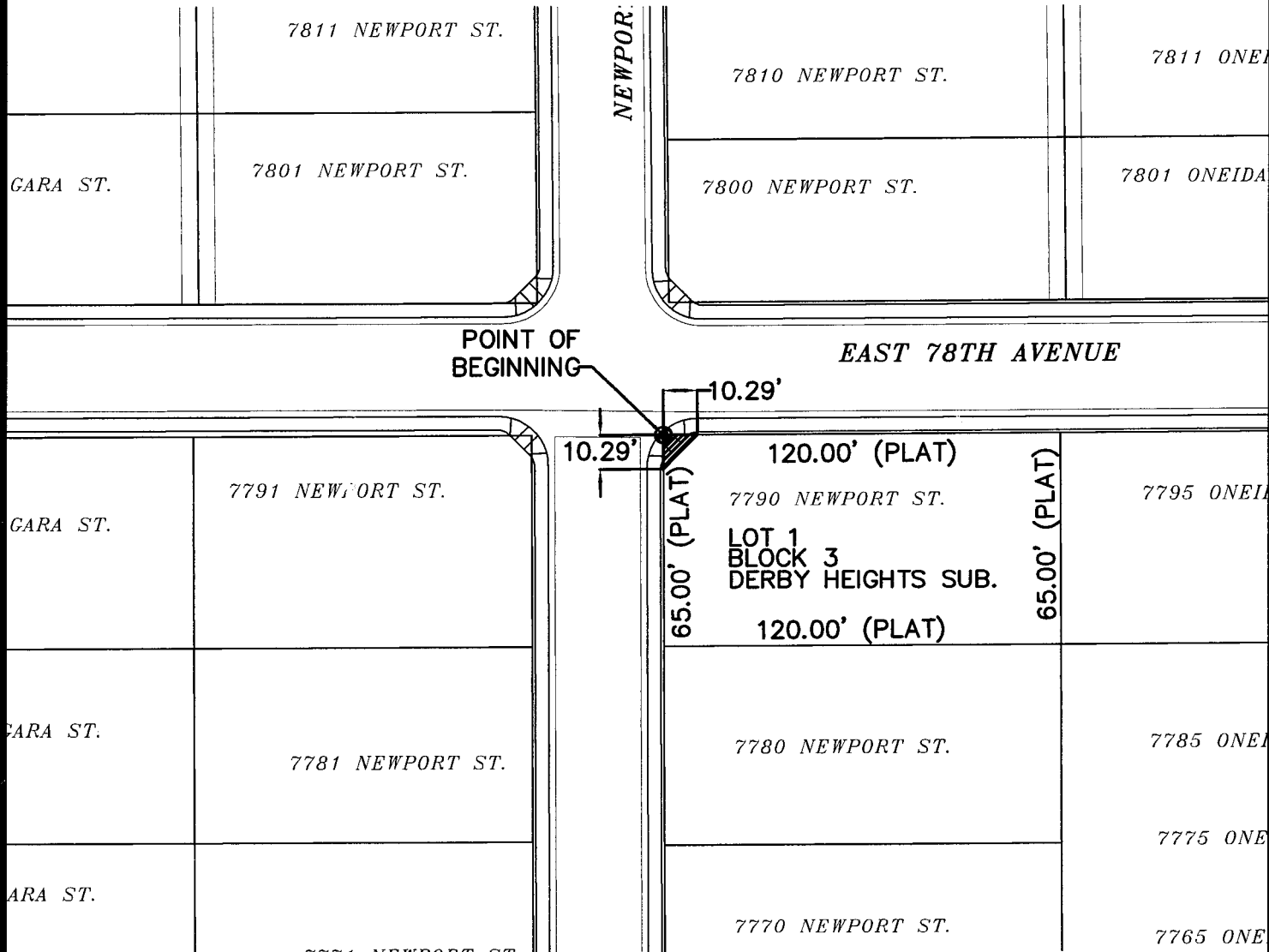
No. 932. Rev. 3-98. WARRANTY DEED (For Photographic Record)

After Recording, Please Mail To:

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

Document #78-20

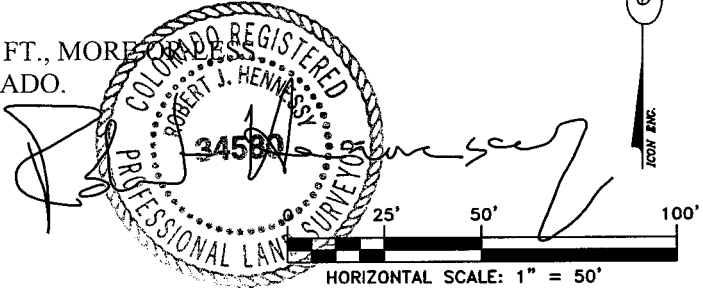
EXHIBIT "A"
WARRANTY DEED
BETWEEN
JOSE A. B. LEROUX AND LILLIAN LEROUX
AND
THE COUNTY OF ADAMS, STATE OF COLORADO



A PARCEL OF LAND LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 3, DERBY HEIGHTS SUBDIVISION;
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, BLOCK 3, A DISTANCE OF 10.29 FEET;
THENCE NORTHEASTERLY TO A POINT ON THE NORTH LINE OF SAID LOT 1, BLOCK 3, SAID POINT BEING 10.29 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 3;
THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 3, A DISTANCE OF 10.29 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 0.001 ACRES OR 52.94 SQ. FT., MORE OR LESS,
COUNTY OF ADAMS, STATE OF COLORADO.



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:	02-036-DUP-699-5
DRAWN BY: DDB		LOCATION:	7790 NEWPORT STREET	DOCUMENT NUMBER:	78-20
CHECKED BY: RJH	 800 South Platte Street, Suite 300, Englewood, CO 80152 Phone (303) 221-0402 / Fax (303) 221-1019	SECTION	TOWNSHIP	RANGE	SCALE:
DATE: 05-20-03 REV: 01-07-04		32	2S	67W	1" = 50'
		SIXTH PRINCIPAL MERIDIAN			SHEET: 1 of 1
		ADAMS COUNTY, COLORADO			