

WARRANTY DEED

THIS DEED, dated this 2 day of June ²⁰⁰⁵~~2004~~, between
Jose A B Leroux and Lillian N 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 East 79th Place and Magnolia Street.
also known by street and number as: Vacant Land
assessor's schedule or parcel number: part of 1721-32-1-09-010

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
soever, 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.

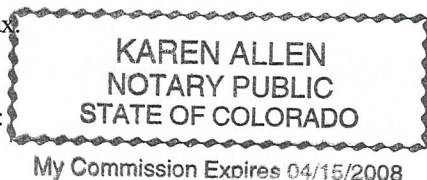
IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

Jose A. B. Leroux
Jose A B Leroux
STATE OF Colorado
County of Adams) ss

Lillian N. Leroux
Lillian N Leroux

The foregoing instrument was acknowledged before me this 2 day of June ²⁰⁰⁵~~2004~~, by Jose A B Leroux
and Lillian N Leroux.

My commission expires:



Witness my hand and official seal.

Karen Allen

Notary Public

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

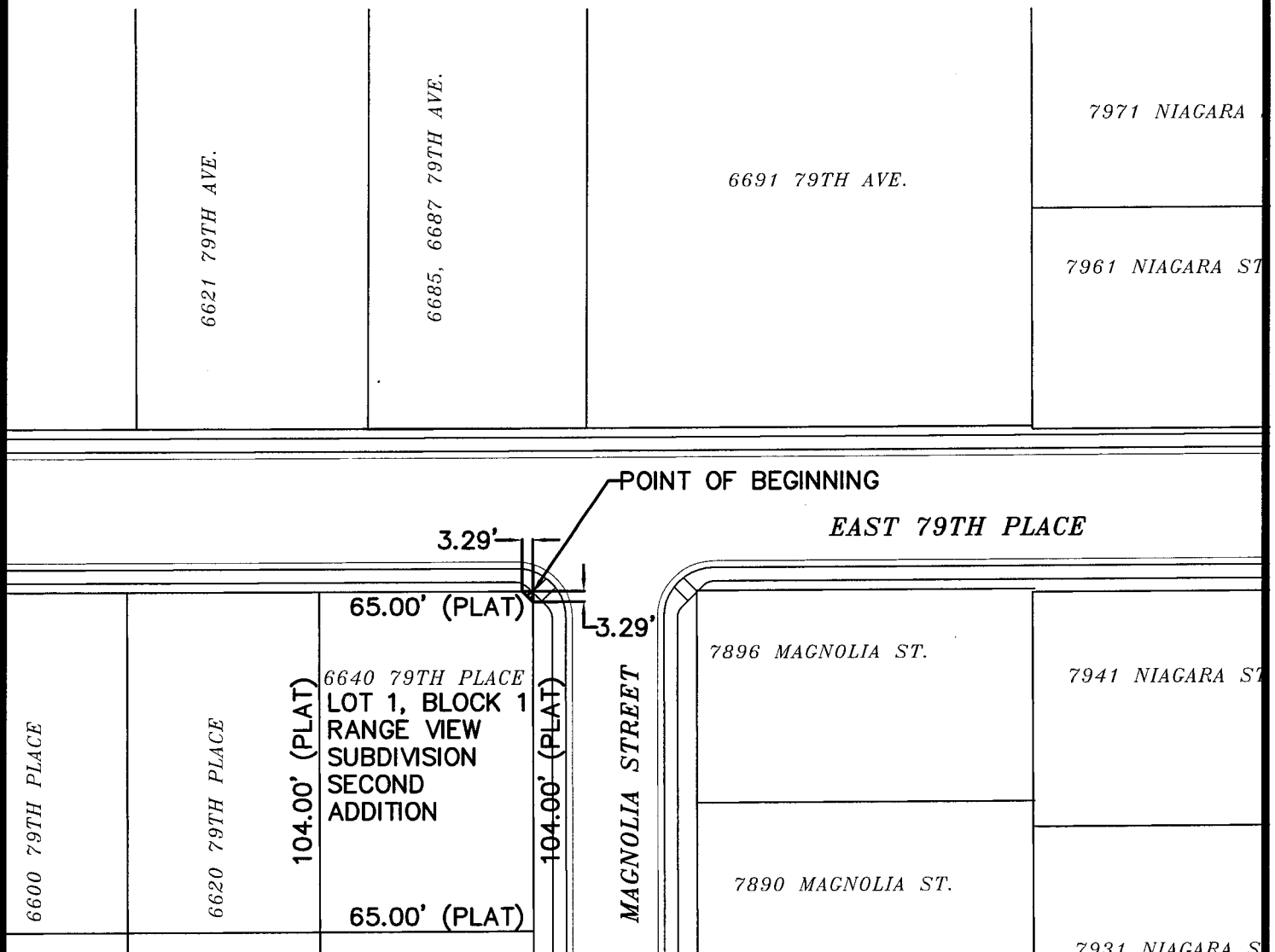
Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)
No. 932. Rev. 3-98. WARRANTY DEED (For Photographic Record)

After Recording, Please Mail To:

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

Document #SS-06

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

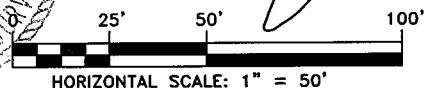
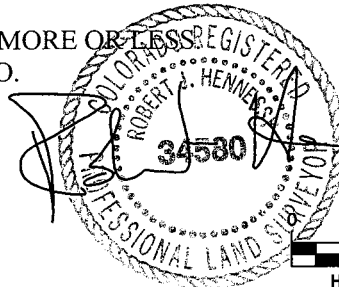


A PARCEL OF LAND LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, RANGE VIEW SUBDIVISION SECOND ADDITION;
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 3.29 FEET;
THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID LOT 1, BLOCK 1, SAID POINT BEING 3.29 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1;
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 3.29 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 0.001 ACRES OR 5.41 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:		LOCATION:	6640 EAST 79TH PLACE	DOCUMENT NUMBER:	SS-06
CHECKED BY:	ICON ENGINEERING, INC. <small>100 South Platte Street, Suite 300, Englewood, CO 80112 Phone (303) 221-0802 / Fax (303) 221-1019</small>	SECTION	TOWNSHIP	RANGE	SCALE:
DATE: 05-20-03 REV: 01-07-04		32	2S	67W	1" = 50'
		SIXTH PRINCIPAL MERIDIAN			SHEET:
		ADAMS COUNTY, COLORADO			1 of 1