

20060120000074350 Adams Co 1/2  
01/20/2006 11:47:24AM \$.00  
Carol Snyder, Clerk \$.00

WARRANTY DEED

THIS DEED, dated this 4<sup>th</sup> day of February 2005, between  
**Larry B Quintana and Connie D Quintana**, 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 Magnolia Street at 77<sup>th</sup> Place.  
also known by street and number as: Vacant Land  
assessor's schedule or parcel number: part of 1721-32-1-13-002

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 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.

Larry B Quintana  
Larry B Quintana

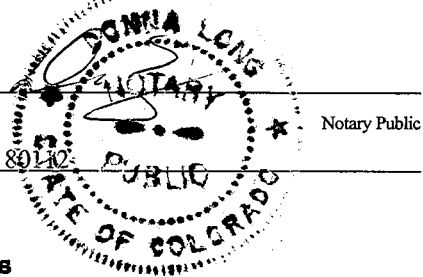
Connie D. Quintana  
Connie D Quintana

STATE OF Colorado )  
County of Adams ) ss

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of February, 2005, by Larry B Quintana  
and Connie D Quintana.

Witness my hand and official seal.

My commission expires: 4-13-2007



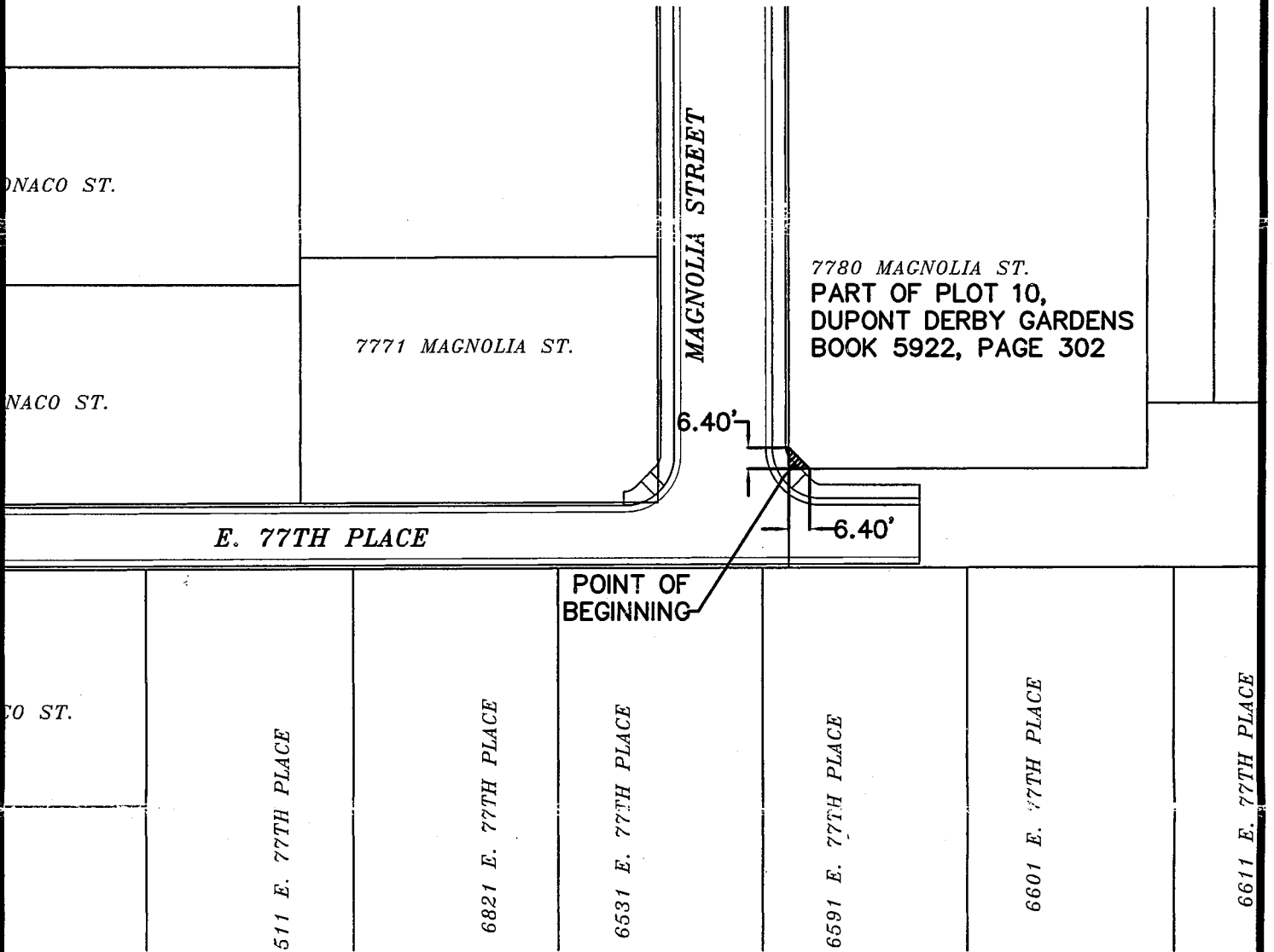
Robert J Hennessy Icon Engineering 8100 S Akron Street #300 Englewood CO 80112

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

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

Document #SS-07

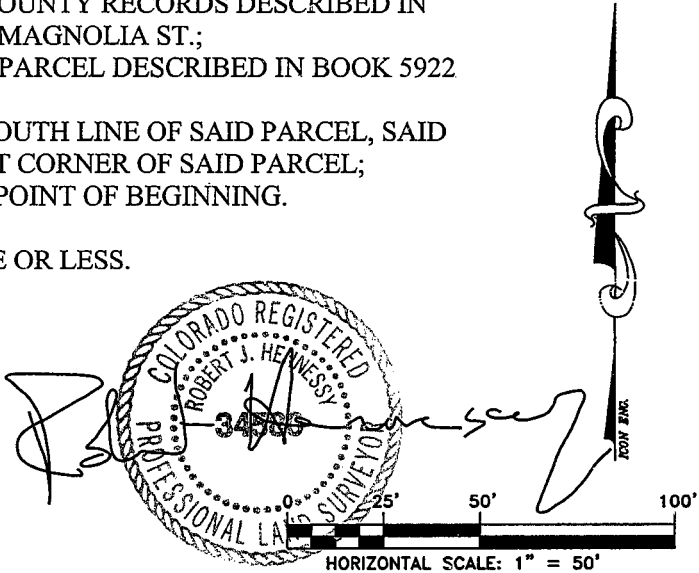
EXHIBIT "A"



A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE NORTHEAST 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:

PART OF PLOT 10, DUPONT DERBY GARDENS, BEGINNING AT THE SOUTHWEST CORNER OF THAT PARCEL OF LAND IN ADAMS COUNTY RECORDS DESCRIBED IN BOOK 5922, PAGE 302 AND ALSO KNOWN AS 7780 MAGNOLIA ST.; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN BOOK 5922 ON PAGE 302, A DISTANCE OF 6.40 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF SAID PARCEL, SAID POINT LYING 6.40 FEET EAST OF THE SOUTHWEST CORNER OF SAID PARCEL; THENCE WEST A DISTANCE OF 6.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.0004 ACRES OR 20.48 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:	<div>PUBLIC RIGHT-OF-WAY</div> <div><b>ICON</b> ENGINEERING, INC. <small>8000 South Platte Street, Suite 300, Englewood, CO 80152 Phone (303) 221-0802 / Fax (303) 221-1019</small></div>	CLIENT: ADAMS COUNTY	JOB NUMBER: 02-036-DUP-699-5
DRAWN BY: DDB		LOCATION: 7780 MAGNOLIA STREET	DOCUMENT NUMBER: SS-07
CHECKED BY: RJH		SECTION 32 TOWNSHIP 2S RANGE 67W	SCALE: 1" = 50'
DATE: 05-20-03		SIXTH PRINCIPAL MERIDIAN	SHEET: 1 of 1
REV: 01-07-04		ADAMS COUNTY, COLORADO	