

**WARRANTY DEED**

**THIS DEED**, dated this 30 day of September 2002, between  
**LARRY J. CREMEANS and KRISTY S. CREMEANS**, 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 and in consideration of the sum of Two Thousand Two Hundred Sixty Dollars and Ninety Two/Hundredths (\$2,260.92) 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.

also known by street and number as: Vacant Land

assessor's schedule or parcel number: part of 1825-01-2-08-007

**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 2002 taxes due in 2003 which grantor agrees to pay. This property is being purchased under the threat of condemnation and other factors were included in the determination of the price in addition to fair market value.

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.

Kristy S. Cremeans  
Kristy S. Cremeans  
STATE OF GA )  
County Cobb ) ss

Larry J. Cremeans  
Larry J. Cremeans

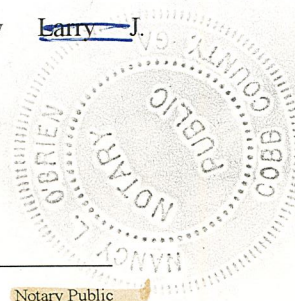
The foregoing instrument was acknowledged before me this 30 day of September, 2002, by Larry J. Cremeans and Kristy S. Cremeans.

My commission expires:

**MY COMMISSION EXPIRES 3-2-06**

Witness my hand and official seal.

Jay AOB



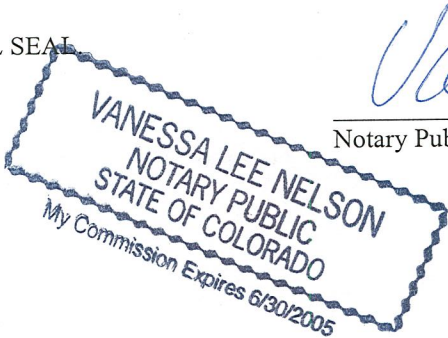
Notary Public


STATE OF COLORADO  
COUNTY OF DENVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1<sup>ST</sup> DAY OF OCTOBER, 2002 BY LARRY J. CREMEANS.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES:



  
\_\_\_\_\_  
Notary Public

**WARRANTY DEED  
BETWEEN  
LARRY J. CREMEANS AND KRISTY S. CREMEANS  
AND  
THE COUNTY OF ADAMS, STATE OF COLORADO**  
Sheet 1 of 2

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Columbine Street  
Parcel Number: 2R

**EXHIBIT "A"**

PARCEL NUMBER: 2R  
DATE: 04/29/02  
**LEGAL DESCRIPTION**

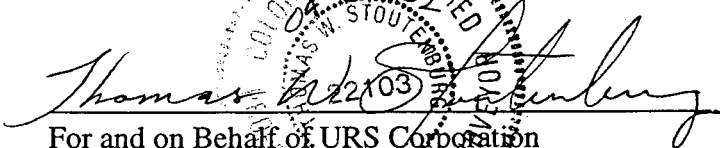
A tract or parcel of land No.2R of Adams County, Colorado, containing 908 square feet (0.02 acres), more or less, in the Northwest Quarter, of Section 1, Township 3 South, Range 68 West, of the Sixth Principal Meridian, said parcel also being situated in Lot 1, Block 4, of Gardeners Ditch Land Development Co. Subdivision, a plat of which is on file at File No. 17, Map 824, Reception No. CO382616, public records of Adams County, Colorado, said tract or parcel of land being more particularly described as follows:

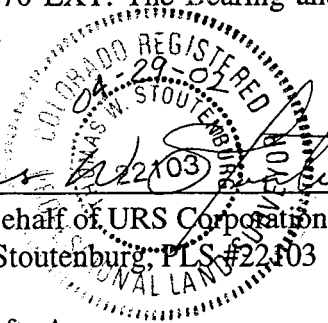
Commencing at the West ¼ corner of said Section; Thence N00°05'15"W along the West line of said Section, a distance of 179.84 feet; Thence N89°54'45"E at a right angle to the last course, a distance of 281.14 feet, to the TRUE POINT OF BEGINNING;

1. Thence S00°05'15"E, a distance of 42.04 feet;
2. Thence S89°35'15"W, a distance of 8.12 feet to the Northeasterly right of way of I-270 (April, 2002);
3. Thence N32°50'15"W along said Northeasterly right of way, a distance of 49.80 feet to the North line of said Lot 1, Block 4, of said Subdivision;
4. Thence N89°35'15"E along said North line, a distance of 35.06 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 908 square feet (0.02 acres), more or less.

Basis of Bearings: All bearings are based on control point 18 (a CDOT type 2 monument stamped "GPS") and control point 713 (a CDOT type 1 monument stamped "2713"). These points were taken from a control survey diagram by Joe Zylstra, PLS # 11494, Dated 6-95, CDOT Project No. IR(CX)25-3(107) SH 270 EXT. The Bearing and Distance between said points being S47°28'53"E, a distance of 2002.62 feet.

  
For and on Behalf of URS Corporation  
Thomas W. Stoutenburg, PLS #22103  
URS Center  
8181 East Tufts Avenue  
Denver, CO 80237



WARRANTY DEED  
BETWEEN  
LARRY J. CREMEANS AND KRISTY S. CREMEANS  
AND  
THE COUNTY OF ADAMS, STATE OF COLORADO  
Sheet 2 of 2

