



20060719000727360 Adams Co 1/3  
07/19/2006 08:54:29AM \$.00  
Carol Snyder, Clerk \$.00

# WARRANTY DEED

THIS DEED, dated this 3 day of JULY 2006,  
between PALERMO LLC, a Colorado limited liability company Palermo  
LLC, a Colorado limited liability company 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 THREE  
HUNDRED NINETEEN AND NO/100'S DOLLARS (\$2,319.00)** 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:

**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 and gas interests, if any, and except: 2006 taxes due in 2007 and items of  
record

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.

GRANTOR: Palermo LLC, a Colorado limited liability company

By: [Signature]  
John R. Palermo, Manager

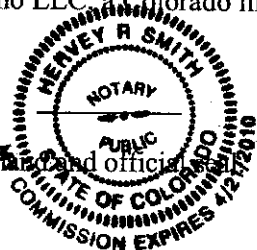
By: [Signature]  
Elsie M. Palermo, 44% Owner

STATE OF COLORADO )  
: ss  
COUNTY OF JEFFERSON )

The foregoing instrument was acknowledged before me in the County of JEFFERSON, State of  
Colorado, this 3 day of JULY, 2006, by John R. Palermo as Manager and Elsie M. Palermo  
as 44% Owner of Palermo LLC, a Colorado limited liability company.

My commission expires:

WITNESS my hand and official seal



[Signature]  
Notary Public

After Recording, Please Mail To:

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

# EXHIBIT "A"

TO WARRANTY DEED BETWEEN  
PALERMO L.L.C. A COLORADO LIMITED LIABILITY COMPANY  
AND  
THE COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 2  
(WITHIN ADAMS COUNTY PARCEL #0182510101018)

## LEGAL DESCRIPTION:

A PARCEL OF LAND DEDICATED AS RIGHT-OF-WAY BEING A PORTION OF BLOCK 1, PALERMO TRACT NO. 2, RECORDED IN FILE 14, MAP 628 AT THE ADAMS COUNTY CLERK & RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

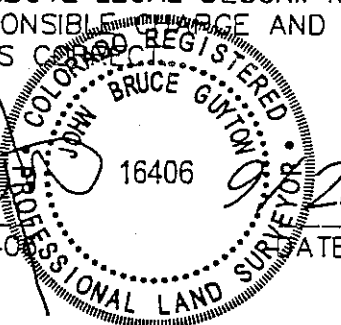
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10, THENCE SOUTH 00°07'09" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, WITH ALL BEARINGS HEREIN RELATIVE THERETO, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°41'33" WEST, ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 10, A DISTANCE OF 50.00 FEET, TO THE NORTHEAST CORNER OF SAID BLOCK 1, PALERMO TRACT NO. 2, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00°07'09" EAST, ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 27.00 FEET; THENCE NORTH 45°12'48" WEST, A DISTANCE OF 38.12 FEET; THENCE NORTH 89°41'33" EAST, ALONG THE NORTH LINE OF SAID BLOCK 1, SAID LINE BEING 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 27.00 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 364 SQUARE FEET OR 0.01 ACRE MORE OR LESS.

## SURVEYOR'S CERTIFICATE:

I, JOHN B. GUYTON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

  
JOHN B. GUYTON P.L.S. 16406  
PRESIDENT, FLATIRONS, INC.



FSI JOB NO. 03-43,300-21-ROW  
DRAWN BY: K. CLIFFORD  
SEPTEMBER 19, 2005

### Flatirons, Inc. - Surveying & Engineering

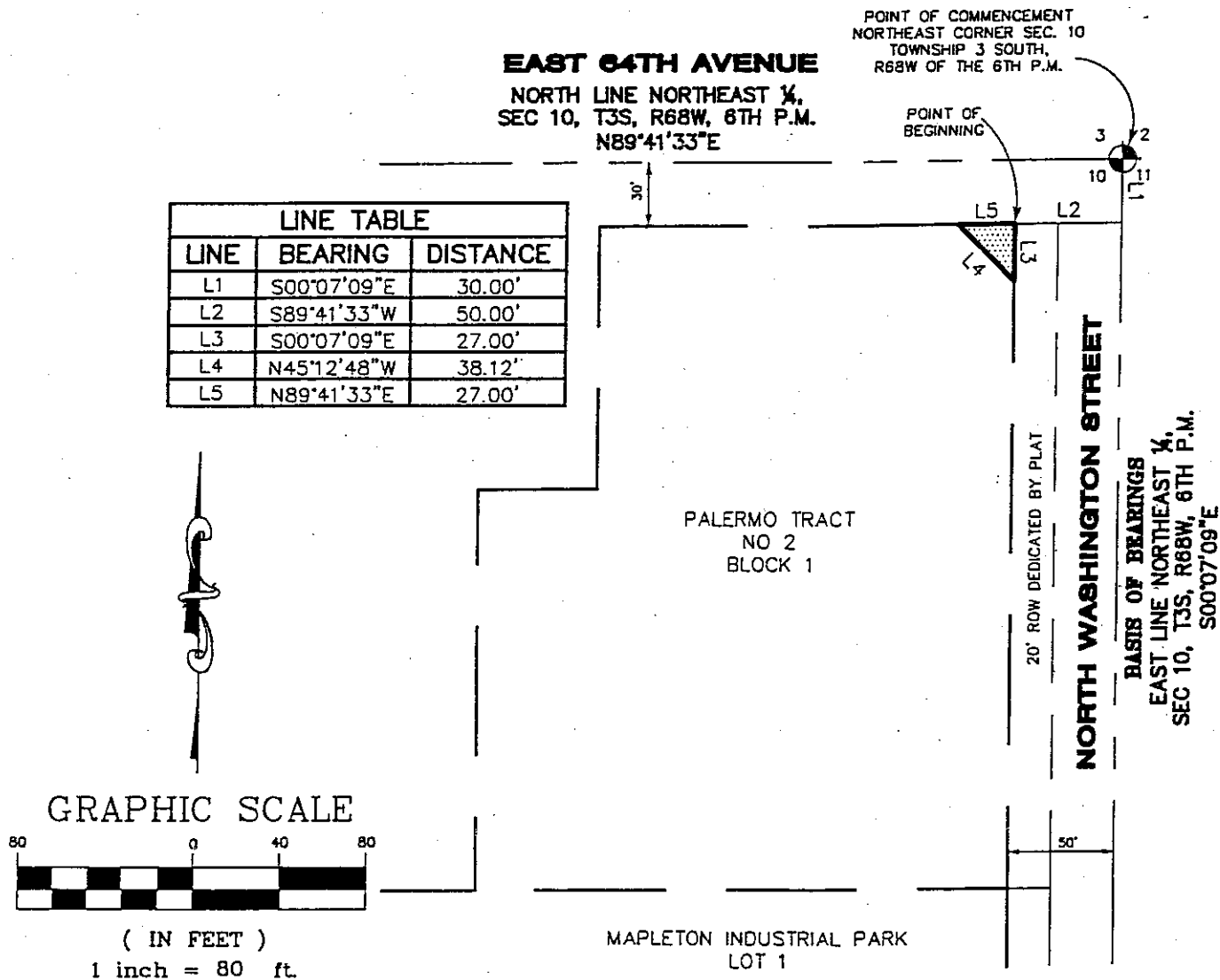
5717 ARAPAHOE ROAD  
BOULDER, CO 80303  
PH: (303) 443-7001  
FAX: (303) 443-9830  
Established 1983



655 FOURTH AVENUE  
LONGMONT, CO 80501  
PH: (303) 776-1733  
FAX: (303) 776-4355  
[www.flatirons.com](http://www.flatirons.com)

# EXHIBIT "A"

TO WARRANTY DEED BETWEEN  
PALERMO L.L.C. A COLORADO LIMITED LIABILITY COMPANY  
AND  
THE COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 2  
(WITHIN ADAMS COUNTY PARCEL #0182510101018)



THIS IS NOT A "LAND SURVEY PLAT" OR IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. THIS EXHIBIT IS INTENDED TO DEPICT THE ACCOMPANYING PARCEL DESCRIPTIONS. RECORD INFORMATION SHOWN HEREON IS BASED ON TITLE DOCUMENTS PROVIDED BY CLIENT.

FSI JOB NO. 03-43,300-21-ROW  
DRAWN BY: K. CLIFFORD  
SEPTEMBER 19, 2005

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