

NO DOC FEE REQUIRED

NO REAL PROPERTY
TRANSFER DECLARATION
ACCOMPANIED THIS DOCUMENT

20060721000737420 Adams Co 1/3
07/21/2006 08:49:59AM \$.00
Carol Snyder, Clerk \$.00

WARRANTY DEED

THIS DEED, dated this 20 day of July 2006,
between JWBSK INVESTMENT GROUP, LLC 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 FORTY TWO THOUSAND
EIGHT HUNDRED THIRTY AND NO/100'S DOLLARS (\$42,830.00) 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: Vacant Land

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:

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.

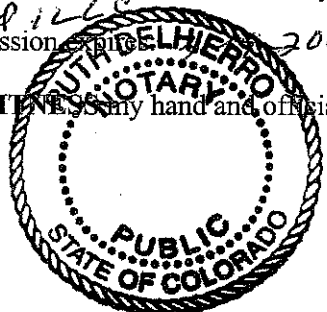
GRANTOR: JWBSK INVESTMENT GROUP, LLC

By: John W. Kuchar President As: _____
Brenda Kuchar Sec/Treas.
By: _____ As: _____

STATE OF COLORADO)
: ss
COUNTY OF DENVER

The foregoing instrument was acknowledged before me in the County of DENVER, State of
Colorado, this 20th day of JULY, 2006, by John W. Kuchar as
PRESIDENT of JWBSK Investment Group, LLC. and BRENDA
KUCHAR, SECRETARY/TREASURER OF JWBSK INVESTMENT
GROUP, LLC
My commission expires 2010

WITNESS my hand and official seal.



My Commission Expires March 18, 2010

Judith A. Elhiero
Notary Public

X Return: Adams County Public Records
12000 N. Peoria Street 3rd Floor
Westminster, CO 80040
Attn: Right of Way

EXHIBIT "A"

TO WARRANTY DEED BETWEEN
JWBSK INVESTMENT GROUP, LLC
AND

THE COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

(WITHIN ADAMS COUNTY PARCEL #0182503402009)

LEGAL DESCRIPTION:

A PARCEL OF LAND DEDICATED AS RIGHT-OF-WAY BEING A PORTION OF PLOT 69, MAPLETON ADDITION, AND A PORTION OF VACATED RIGHT-OF-WAY FOR EAST 66TH AVENUE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

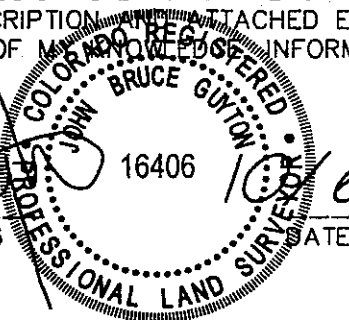
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3, THENCE SOUTH 00°02'13" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, WITH ALL BEARINGS HEREIN RELATIVE THERETO, A DISTANCE OF 230.00 FEET; THENCE SOUTH 89°46'29" WEST, A DISTANCE OF 30.00 FEET, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. C1231792, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89°46'29" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°02'13" EAST, ALONG A LINE 50.00 WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 175.00 FEET; THENCE NORTH 45°05'39" WEST, A DISTANCE OF 35.27 FEET; THENCE SOUTH 89°46'29" WEST, ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3, SAID LINE ALSO BEING THE NORTH LINE OF SAID PLOT 69, A DISTANCE OF 103.30 FEET; THENCE NORTH 00°13'31" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°46'29" EAST, ALONG A LINE 20.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3, SAID LINE ALSO BEING THE NORTH LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. C1231792, A DISTANCE OF 148.35 FEET; THENCE SOUTH 00°02'13" WEST, ALONG A LINE 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, SAID LINE ALSO BEING THE EAST LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. C1231792, A DISTANCE OF 210.00 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 5,796 SQUARE FEET OR 0.13 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 THE 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. 03-43,300-25-ROW
DRAWN BY: K. CLIFFORD
SEPTEMBER 27, 2005

Flatirons, Inc. - Surveying & Engineering

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

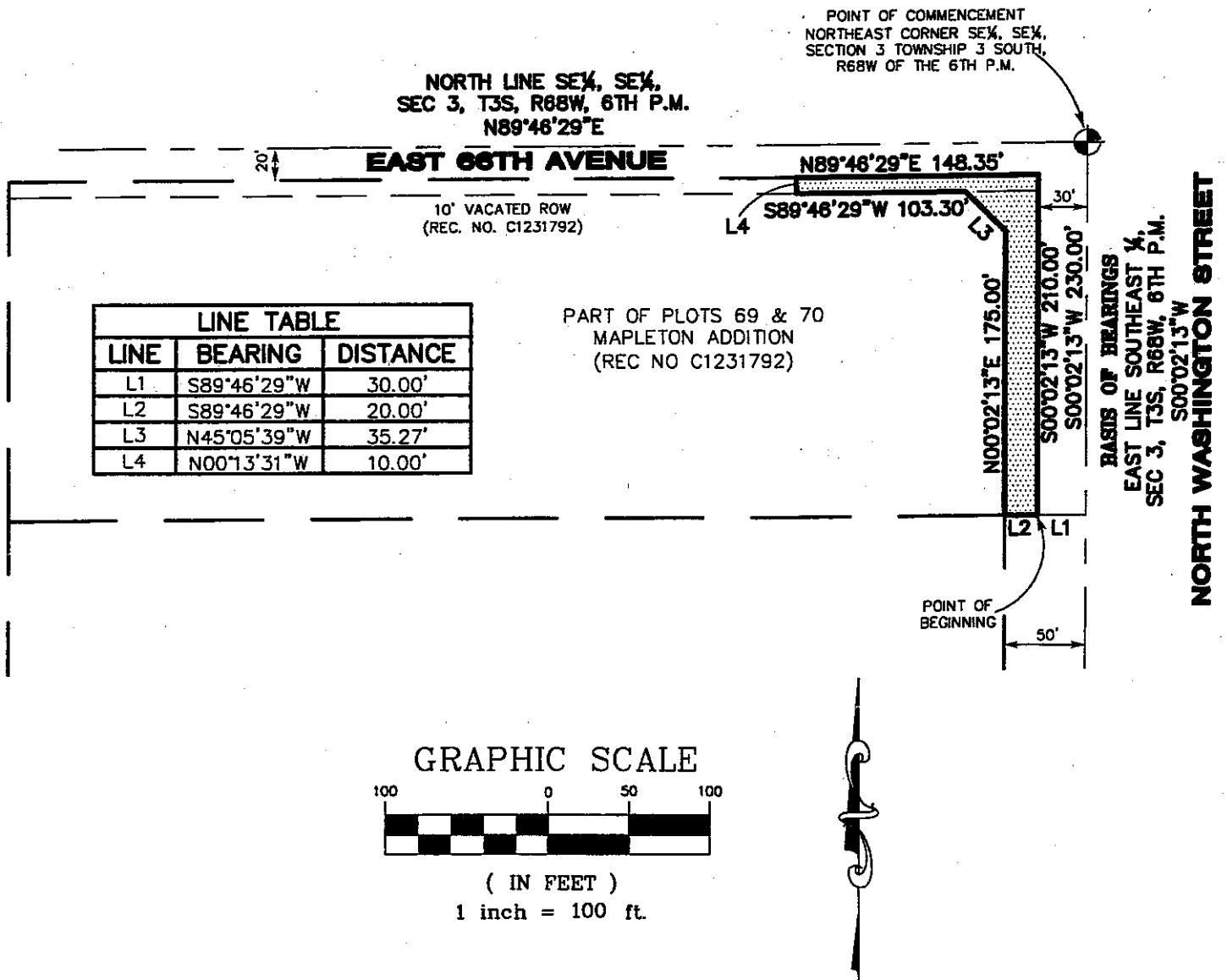


655 FOURTH AVENUE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355
www.flatirons.com

Handwritten initials: Juk. BK

EXHIBIT "A"

TO WARRANTY DEED BETWEEN
JWBSK INVESTMENT GROUP, LLC
AND
THE COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2
(WITHIN ADAMS COUNTY PARCEL #0182503402009)



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.

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DRAWN BY: K. CLIFFORD
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*JK
BK*