

WARRANTY DEED

THIS DEED, dated this 25 day of JULY 2006,
between JUNE C. SPERO 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 SIXTEEN THOUSAND
FOUR HUNDRED AND NO/100'S DOLLARS (\$16,400.00) 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 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 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: JUNE C. SPERO

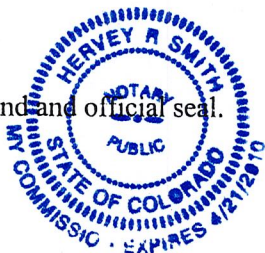
June C. Spero
June C. Spero

STATE OF COLORADO)
: ss
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me in the County of ADAMS, State of
Colorado, this 25 day of JULY, 2006, by June C. Spero.

My commission expires:

WITNESS my hand and official seal.



Hervey R. Smith
Notary Public

After Recording, Please Mail To:

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

EXHIBIT "A"

TO WARRANTY DEED BETWEEN
JUNE C. SPERO
AND

THE COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

(WITHIN ADAMS COUNTY PARCEL #0182502304013)

LEGAL DESCRIPTION:

A PARCEL OF LAND DEDICATED AS RIGHT-OF-WAY BEING A THE WESTERLY 20.00 FEET OF LOT 2, BALISTRERI SUBDIVISION, RECORDED AT FILE 18, MAP 832, OF THE ADAMS COUNTY PUBLIC RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 2, THENCE NORTH 00°02'13" EAST, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 2, WITH ALL BEARINGS HEREIN RELATIVE THERETO, A DISTANCE OF 344.47; THENCE SOUTH 89°57'47" EAST, A DISTANCE OF 30.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 2, BALISTRERI SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 89°49'31" EAST, ALONG THE NORTH LINE OF LOT 2, BALISTRERI SUBDIVISION, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°02'13" WEST, ALONG A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 2, A DISTANCE OF 157.17 FEET, TO A POINT ON THE SOUTH LINE OF LOT 2, BALISTRERI SUBDIVISION; THENCE SOUTH 89°49'31" WEST, ALONG THE SOUTH LINE OF LOT 2, BALISTRERI SUBDIVISION, A DISTANCE OF 20.00 FEET, TO THE SOUTHWEST CORNER OF LOT 2, BALISTRERI SUBDIVISION; THENCE NORTH 00°02'13" EAST, ALONG THE WEST LINE OF LOT 2, BALISTRERI SUBDIVISION, SAID LINE, ALSO BEING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 2, A DISTANCE OF 157.17 FEET, TO THE POINT OF BEGINNING.

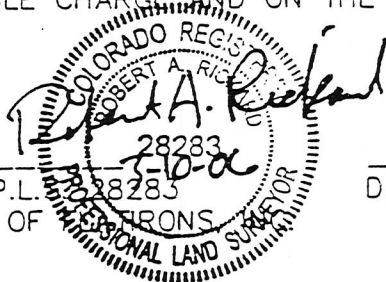
SAID PARCEL CONTAINING 3,143 SQUARE FEET OR 0.07 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, ROBERT A. RICKARD, 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.

ROBERT A. RICKARD P.L.S.
FOR AND ON BEHALF OF

DATE



FSI JOB NO. 03-43,300-41-ROW
DRAWN BY: K. CLIFFORD
MARCH 8, 2006

Flatirons, Inc. - Surveying & Engineering

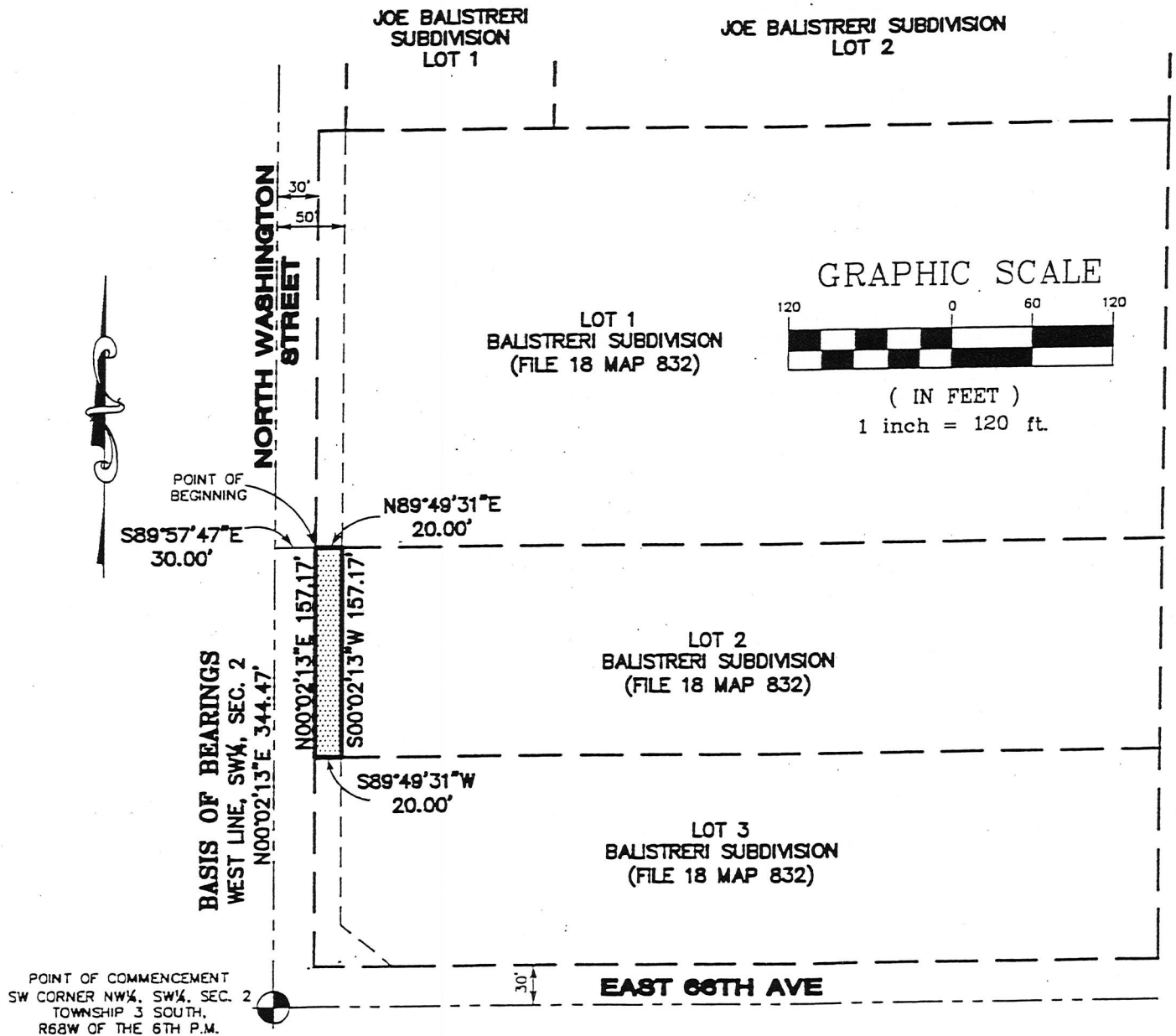
3825 IRIS AVE STE 100
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
Established 1983



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

EXHIBIT "A"

TO WARRANTY DEED BETWEEN
JUNE C. SPERO
AND
THE COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2
(WITHIN ADAMS COUNTY PARCEL #0182502304013)



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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