



20060731000766840 Adams Co 1/3  
07/31/2006 01:38:56PM \$.00  
Carol Snyder, Clerk \$.00

WARRANTY DEED

THIS DEED, dated this 21 day of JULY, 2006,  
between the **PAUL R. CHARPENTIER TRUST, dated October 4,  
2002 and the KATHRYN R. CHARPENTIER TRUST, dated  
October 2, 2002** 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 **NINE THOUSAND SIX  
HUNDRED SIXTY-EIGHT DOLLARS (\$9,668.00)** 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: **6711 Washington Street**

**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 real estate 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(S): Paul R. Charpentier Trust dated October 4, 2002 and the Kathryn R. Charpentier  
Trust dated October 2, 2002

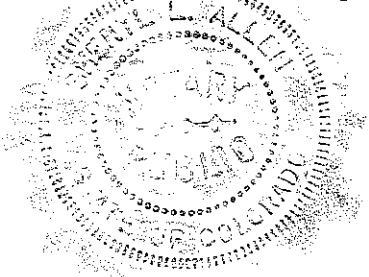
BY: [Signature]  
Paul R. Charpentier, trustee for the Paul R. Charpentier Trust dated October 4, 2002

BY: [Signature]  
Kathryn R. Charpentier, trustee for the Kathryn R. Charpentier Trust dated October 2, 2002

STATE OF COLORADO )  
COUNTY OF ADAMS ) ss.

The foregoing instrument was acknowledged before me this 21st day of July, 2006,  
by Paul R. Charpentier as trustee for the Paul R. Charpentier Trust dated October 4, 2002 and Kathryn R.  
Charpentier as trustee for the Kathryn R. Charpentier Trust dated October 4, 2002.

Witness my hand and official seal.  
My commission expires: 04/05/07



[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  
THE PAUL R. CHARPENTIER TRUST DATED OCTOBER 4, 2002 AND  
THE KATHRYN R. CHARPENTIER TRUST DATED OCTOBER 4, 2002  
AND  
THE COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

(WITHIN ADAMS COUNTY PARCEL #0182503401012)

## LEGAL DESCRIPTION:

A PARCEL OF LAND DEDICATED AS RIGHT-OF-WAY BEING A PORTION OF LOT 1, LEIGH SUBDIVISION RECORDED IN FILE 17, MAP 999 AT THE ADAMS COUNTY CLERK & RECORDER, 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:

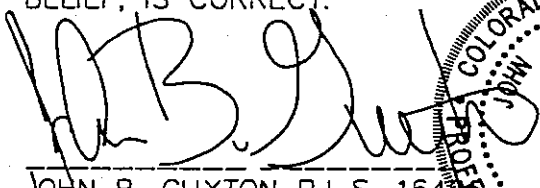
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 3, THENCE SOUTH 89°27'57" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID LEIGH SUBDIVISION; THENCE SOUTH 37°09'13" WEST, ALONG THE NORTHERLY LINE OF SAID LEIGH SUBDIVISION, A DISTANCE OF 7.80 FEET; THENCE SOUTH 58°02'13" WEST, ALONG THE NORTHERLY LINE OF SAID LEIGH SUBDIVISION, A DISTANCE OF 6.51 FEET, TO THE NORTHEAST CORNER OF LOT 1, LEIGH SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 01°24'07" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 410.13 FEET, TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE NORTH 00°02'13" EAST, ALONG A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 403.91 FEET; THENCE NORTH 58°02'13" EAST, ALONG THE NORTHERLY LINE OF SAID LEIGH SUBDIVISION, A DISTANCE OF 11.52 FEET, TO THE POINT OF BEGINNING.

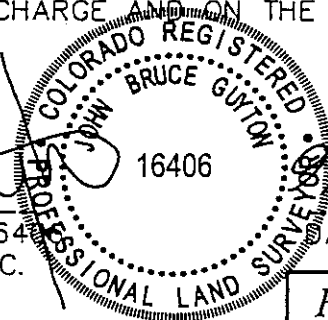
SAID PARCEL CONTAINING 1,973 SQUARE FEET OR 0.05 ACRES MORE OR LESS.

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR SOUTH 00°02'13" WEST.

## 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. 03-43,300-29-ROW  
DRAWN BY: K. CLIFFORD  
SEPTEMBER 9, 2005

### Flatirons, Inc. - Surveying & Engineering

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

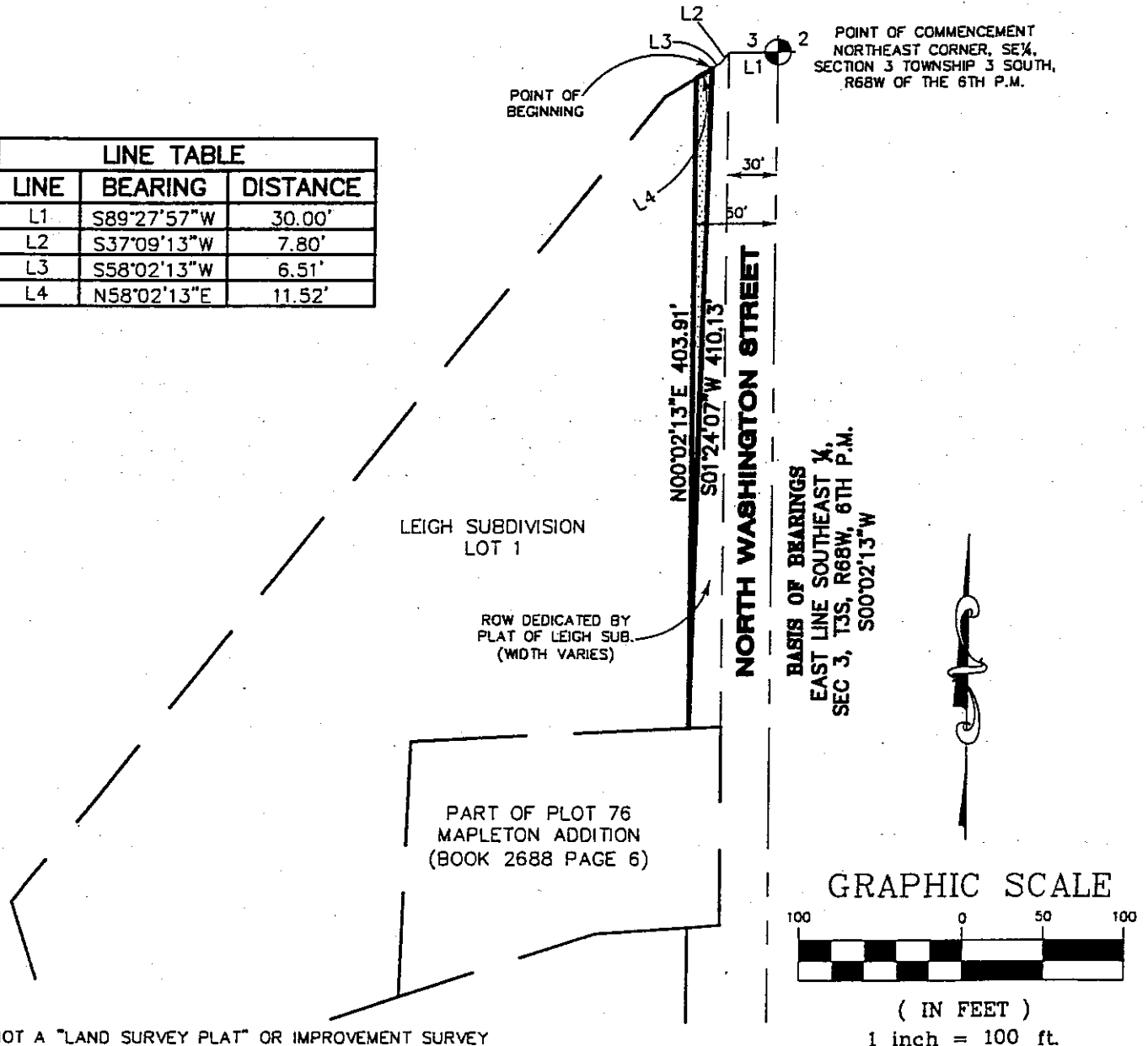


655 FOURTH AVENUE  
LONGMONT, CO 80501  
PH: (303) 776-1733  
FAX: (303) 776-4355  
[www.flatirons.com](http://www.flatirons.com)

# EXHIBIT "A"

TO WARRANTY DEED BETWEEN  
THE PAUL R. CHARPENTIER TRUST DATED OCTOBER 4, 2002 AND  
THE KATHRYN R. CHARPENTIER TRUST DATED OCTOBER 4, 2002  
AND  
THE COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 2  
(WITHIN ADAMS COUNTY PARCEL #0182503401012)

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S89°27'57"W | 30.00'   |
| L2         | S37°09'13"W | 7.80'    |
| L3         | S58°02'13"W | 6.51'    |
| L4         | N58°02'13"E | 11.52'   |



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. 03-43,300-29-ROW  
DRAWN BY: K. CLIFFORD  
SEPTEMBER 9, 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)