



WARRANTY DEED

THIS DEED, dated this 12 day of JUNE, 2006, between **RUTH F. SPANO** 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 **THIRTY THOUSAND SEVEN HUNDRED FOURTEEN AND NO/100'S DOLLARS (\$30,714.00)** 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: 6255 & 6275 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 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: RUTH F. SPANO

Ruth F. Spano
Ruth F. Spano

STATE OF COLORADO)
: ss
COUNTY OF Adams)

The foregoing instrument was acknowledged before me in the County of Adams, State of Colorado, this 12th day of June, 2006, by Ruth F. Spano.

My commission expires: July 26, 2009

WITNESS my hand and official seal.

Susanina Mauracher
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
RUTH SPANO
AND

THE COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

(WITHIN ADAMS COUNTY PARCEL #0182510101006)

LEGAL DESCRIPTION:


A PARCEL OF LAND DEDICATED AS RIGHT-OF-WAY BEING A PORTION OF THE NORTH HALF, OF THE NORTH HALF, OF PLOTS 59 AND 60, MAPLETON ADDITION, 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:

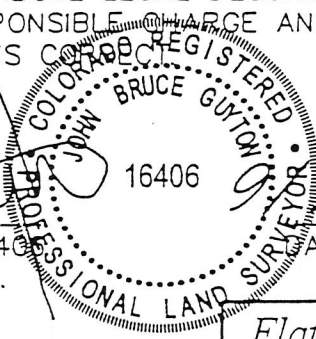
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10, THENCE SOUTH 00°07'09" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, WITH ALL BEARINGS HEREIN RELATIVE THERETO, A DISTANCE OF 655.73 FEET; THENCE SOUTH 89°52'51" WEST, A DISTANCE OF 30.00 FEET, TO THE NORTHEAST CORNER OF THE NORTH HALF, OF THE NORTH HALF, OF PLOTS 59 AND 60, MAPLETON ADDITION, AS DESCRIBED IN BOOK 4525 AT PAGE 544, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00°07'09" EAST, ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN BOOK 4525 AT PAGE 544, SAID LINE ALSO BEING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 156.72 FEET; THENCE SOUTH 89°34'52" WEST, ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN BOOK 4525 AT PAGE 544, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°07'09" WEST, ALONG A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 156.71 FEET; THENCE NORTH 89°33'11" EAST, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN BOOK 4525 AT PAGE 544, A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3,134 SQUARE FEET OR 0.07 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.



Flatirons, Inc. - Surveying & Engineering

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



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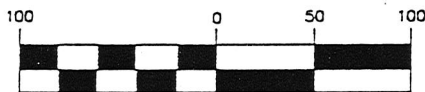
FSI JOB NO. 03-43,300-19-ROW
DRAWN BY: K. CLIFFORD
SEPTEMBER 19, 2005

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TO WARRANTY DEED BETWEEN
RUTH SPANO
AND
THE COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2
(WITHIN ADAMS COUNTY PARCEL #0182510101006)



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

MAPLETON INDUSTRIAL PARK
LOT 1

N $\frac{1}{2}$, N $\frac{1}{2}$, PLOTS 59 & 60
MAPLETON ADDITION
(BOOK 4525 PAGE 544)

S $\frac{1}{2}$, N $\frac{1}{2}$, PLOTS 59 & 60
MAPLETON ADDITION
(BOOK 4525 PAGE 545)

POINT OF COMMENCEMENT
NORTHEAST CORNER SEC. 10
TOWNSHIP 3 SOUTH,
R68W OF THE 6TH P.M.

POINT OF BEGINNING
N89°33'11"E
20.00'

3
2
10
11

S00°07'09"E 655.73'

NORTH
WASHINGTON
STREET

N00°07'09"W 156.71'

S00°07'09"E 156.72'

S89°52'51"W
30.00'

S89°34'52"W
20.00'

BASIS OF BEARINGS
EAST LINE NORTHEAST $\frac{1}{4}$,
SEC 10, T3S, R68W, 6TH P.M.
S00°07'09"E

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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SHEET 1 OF 2

(WITHIN ADAMS COUNTY PARCEL #0182510101005)

LEGAL DESCRIPTION:

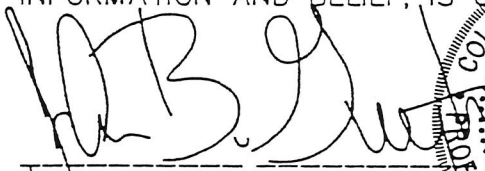
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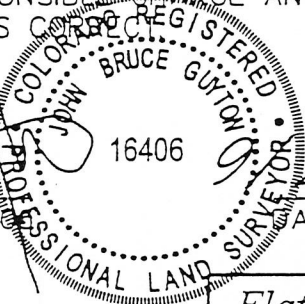
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PRESIDENT, FLATIRONS, INC.



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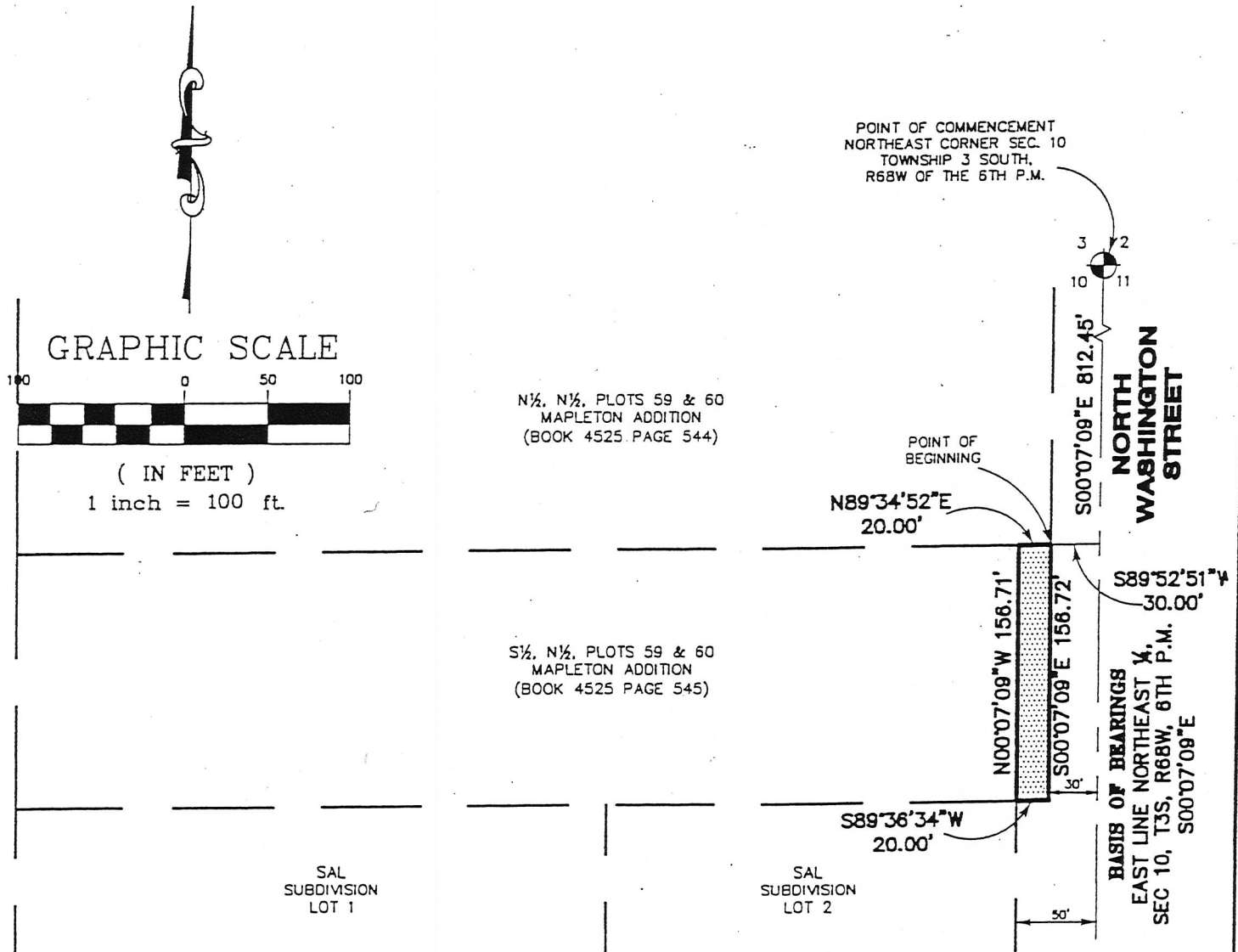
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SHEET 2 OF 2
(WITHIN ADAMS COUNTY PARCEL #0182510101005)



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