

WARRANTY DEED

THIS DEED, dated this 11 day of SEPTEMBER 2006,
between **STACY R. GORDON AND JASON W. GAMROTH**, joint
tenants 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 **THIRTEEN THOUSAND THREE HUNDRED FIFTY DOLLARS (\$13,350.00)** 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: **6701 Washington Street**


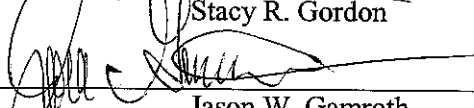
TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either 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 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: **STACY R. GORDON and JASON W. GAMROTH**, joint tenants

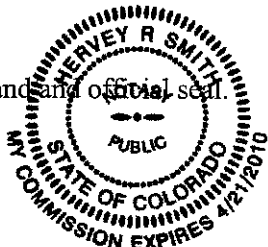

Stacy R. Gordon

Jason W. Gamroth

STATE OF COLORADO)
: ss
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me in the County of ADAMS, State of Colorado, this 11 day of SEPTEMBER, 2006, by Stacy R. Gordon and Jason W. Gamroth, joint tenants.

My commission expires:

WITNESS my hand and official seal.




Notary Public

X After Recording, Please Mail To:

Adams County Public Works
12200 N. Peccos St. 3rd Floor
Westminster, CO 80234
Attn: Rick of West Front

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1
2

9

EXHIBIT "A"

TO WARRANTY DEED BETWEEN
MICHAEL E. GAMROTH
AND

THE COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

(WITHIN ADAMS COUNTY PARCEL #0182503401005)

LEGAL DESCRIPTION:

A PARCEL OF LAND DEDICATED AS RIGHT-OF-WAY BEING A PORTION OF PLOT 76, MAPLETON ADDITION, 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 LEIGH SUBDIVISION RECORDED IN FILE 17, MAP 999 AT THE ADAMS COUNTY CLERK & RECORDER; THENCE SOUTH 00°02'13" WEST, ALONG THE EAST LINE OF SAID LEIGH SUBDIVISION, SAID LINE ALSO BEING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 418.60 FEET, TO THE SOUTHEASTERLY CORNER OF SAID LEIGH SUBDIVISION, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 2688 AT PAGE 6, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00°02'13" WEST, ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN BOOK 2688 AT PAGE 6, SAID LINE ALSO BEING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 123.35 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN BOOK 2688 AT PAGE 6; THENCE SOUTH 85°27'27" WEST, ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN BOOK 2688 AT PAGE 6, A DISTANCE OF 20.06 FEET; 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 123.87 FEET, TO THE SOUTHEASTERLY CORNER OF LOT 1, LEIGH SUBDIVISION; THENCE NORTH 86°56'13" EAST, ALONG THE SOUTHERLY LINE OF SAID LEIGH SUBDIVISION, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 2688 AT PAGE 6, A DISTANCE OF 20.03 FEET, TO THE POINT OF BEGINNING.

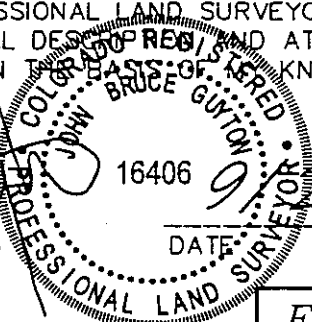
SAID PARCEL CONTAINING 2,472 SQUARE FEET OR 0.06 ACRE MORE OR LESS.

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.



Flatirons, Inc. - Surveying & Engineering

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

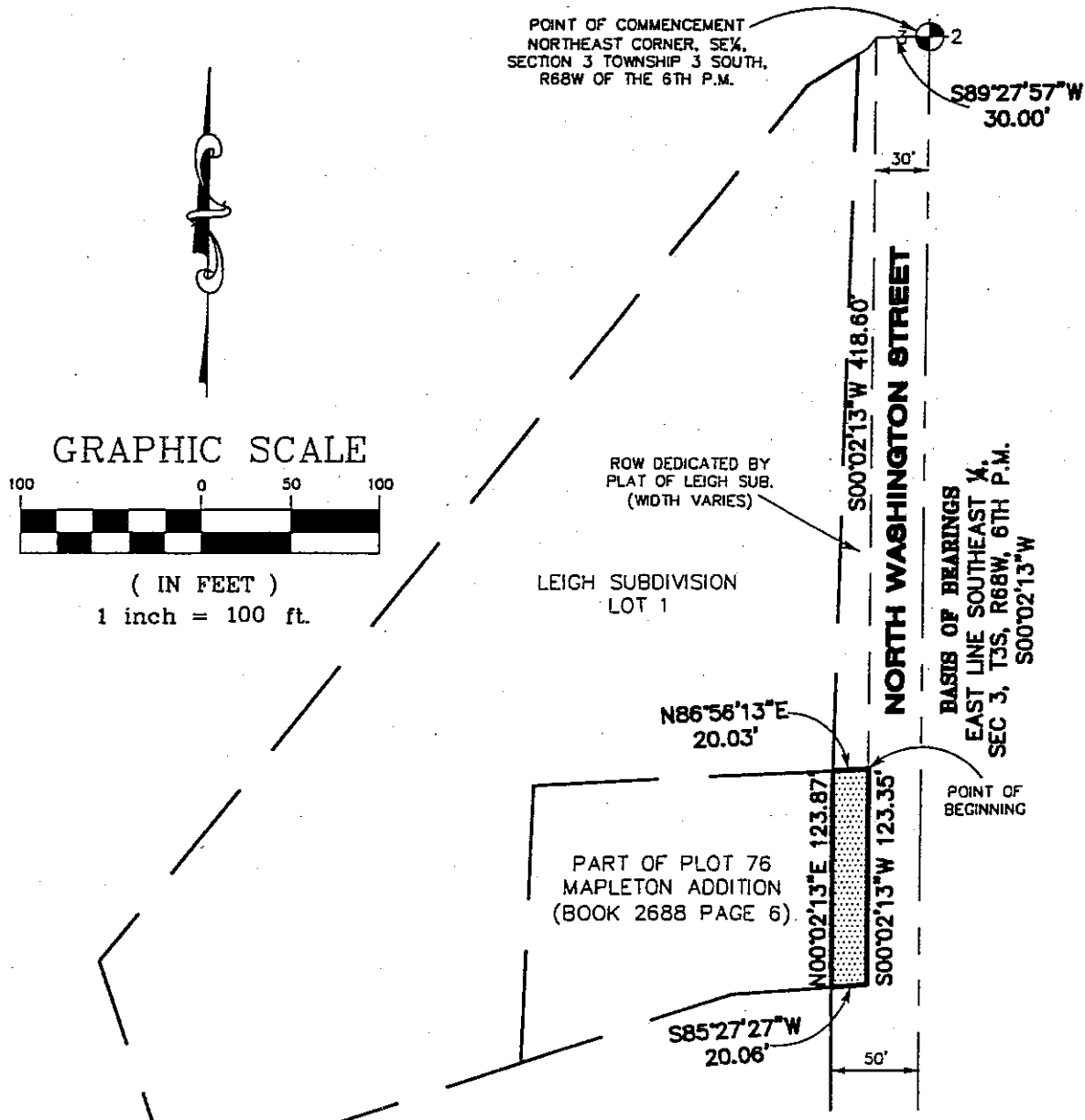


655 FOURTH AVENUE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355
www.flatirons.com

FSI JOB NO. 03-43,300-28-ROW
DRAWN BY: K. CLIFFORD
SEPTEMBER 9, 2005

EXHIBIT "A"

TO WARRANTY DEED BETWEEN
MICHAEL E. GAMROTH
AND
THE COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2
(WITHIN ADAMS COUNTY PARCEL #0182503401005)



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. 03-43,300-28-ROW
DRAWN BY: K. CLIFFORD
SEPTEMBER 9, 2005

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