

WARRANTY DEED

THIS DEED, dated this 18 day of February 2005, between
Remembrance Management, LLC, of the County of Adams and State
of Colorado, grantor(s), and **The County of Adams, State of
Colorado** a body politic, 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 One Hundred Five Thousand Two Hundred
Forty and No/Hundredths (\$105,240.00) 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.

Dedicated for Washington Street and 76th Avenue

also known by street and number as: Vacant Land

assessors schedule or parcel number: part of 1719-34-4-00-011

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), their heirs 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 infeasible 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, gas and mineral interests if any and except 2004 taxes due in 2005 which grantor agrees to pay. This
property is being purchased under the threat of condemnation and other factors were included in the determination of the
price in addition to fair market value.

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.

Remembrance Management, LLC

By: Linda Powell, member

Linda Powell, as Member

STATE OF TEXAS)
County of Harris) ss

The foregoing instrument was acknowledged before me this 18 day of February 2005 by Linda Powell as Member of
Remembrance Management, LLC

Witness my hand and official seal.

My commission expires: 08-05-08

Amy S. Garner

Return to: H.C. Peck & Assoc Inc.
2399 Blake St.
Den Co 80205

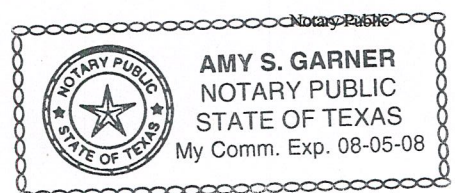


EXHIBIT "A"

TO WARRANTY DEED BETWEEN
REMEMBRANCE MANAGEMENT, LLC.

AND

THE COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

(WITHIN ADAMS COUNTY PARCEL #0171934400011)

LEGAL DESCRIPTION:

A PARCEL OF LAND DEDICATED AS RIGHT-OF-WAY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 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 34, FROM WHENCE THE SOUTHEAST QUARTER OF SAID SECTION 34 BEARS SOUTH 00°03'13" EAST, WITH ALL BEARINGS HEREON RELATIVE THERETO, THENCE SOUTH 89°50'47" WEST, A DISTANCE OF 30.00 FEET, TO THE NORTHEAST CORNER OF RIGHT-OF-WAY AS DESCRIBED IN BOOK 2946 AT PAGE 9; THENCE SOUTH 00°03'13" EAST, ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING A LINE 30.00 WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 15.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE SOUTH 00°03'13" EAST, A DISTANCE OF 587.55 FEET, TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 3393 AT PAGE 415; THENCE SOUTH 89°56'47" WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 20.00 FEET, TO A POINT ON A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, THENCE NORTH 00°03'13" WEST, ALONG SAID LINE, A DISTANCE OF 557.51 FEET; THENCE NORTH 53°14'52" WEST, A DISTANCE OF 49.96 FEET, TO A POINT ON THE SOUTH LINE OF RIGHT-OF-WAY DESCRIBED IN BOOK 2946 AT PAGE 9; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°50'47" EAST, A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 12351 SQUARE FEET OR 0.28 ACRES 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 SURVEYING, INC.

16406

9-30-04



Flatirons Surveying, Inc.

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

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

FSI JOB NO. 03-41,530-8-ROW
DRAWN BY: K. CLIFFORD
OCTOBER 13, 2003

EXHIBIT "A"

TO WARRANTY DEED BETWEEN
REMEMBRANCE MANAGEMENT, LLC.
AND

THE COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2

(WITHIN ADAMS COUNTY PARCEL #0171934400011)

POINT OF COMMENCEMENT
NE COR, SE ¼, SE ¼, SEC. 34
TOWNSHIP 2 SOUTH,
R68W OF THE 6TH P.M.

E 74TH AVE

45'

S00°03'13"E
15.00'

S89°50'47"W
30.00'

55'

POB

N89°50'47"E
60.00'

N53°14'52"W
49.96'

30'

50'

N00°03'13"W 557.51'

S00°03'13"E 587.55'

N. WASHINGTON ST

EAST LINE SE ¼, SEC. 34
S00°03'13"E 1317.32'

S89°56'47"W
20.00'

BOYER COFFEE SUBDIVISION

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

BOOK 1832 PAGE 403

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.

SE CORNER SEC. 34
TOWNSHIP 2 SOUTH,
R68W OF THE 6TH P.M.

T2S 34 35
T3S 3 2

FSI JOB NO. 03-41,530-8-ROW
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