

WARRANTY DEED

RECORDED AS RECEIVED NO DOC FEE REQUIRED

THIS DEED, dated this 29 day of 2013, between Patrick Henry Disner and Kathleen I. Disner, AKA Kathleen L. Disner whose legal address is 15301 Pless Drive, Brighton, Colorado 80601, grantor(s), and THE COUNTY OF ADAMS, State of Colorado, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601 of the said County of Adams and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for ONE HUNDRED TWENTY SEVEN THOUSNAND SIX HUNDRED SIXTY FIVE AND NO/100'S DOLLARS (\$127,665.00) 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), their 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

Assessor's schedule or parcel number: part of 0-1825-09-3-11-004

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 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), their 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 documents of record, oil, gas and mineral interests if any and except 2013 taxes due in 2014 which grantor agrees to pay.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee(s), their 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.

| Karrleen Dion | | |
|---|--|----|
| Kathleen I. Disner, AKA Kathleen L. Disner | Patrick Henry Disner | |
| STATE OF COLORADO | | |
| |) ss | |
| County of Adams | | |
| The foregoing instrument was acknowledged Henry Disner and Kathleen I. Disner, AKA My commission expires: 2 - 12 - 17 | ad before me this 29th day of March, 2013, by Patrice A Kathleen L. Disner. Witness my hand and official seal. | ck |
| JOSHUA D. NOTARY F STATE OF CO NOTARY ID 20 My Commission Expir | PUBLIC COLORADO 20094005337 Notary Public | - |

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

No. 932. Rev. 3-98. WARRANTY DEED (For Photographic Record) Page 1 of 1

After Recording, Please Mail To:

Adams County Public Works 4430 S. Adams County Parkway Suite W2000B, 1st Floor Brighton, CO 80601-8218





EXHIBIT "A"

PROJECT CODE: 18559 PROJECT NUMBER: STE C120-019 PARCEL NUMBER: 4 DATE: NOVEMBER 20, 2012

DESCRIPTION

A tract or parcel of land, No. 4 of the Adams County, State of Colorado, Project Code 18559, Project Number STE C120-019, containing 33,159 square feet (0.761 acres), more or less, located in the SW ¼ of Section 9, Township 3 South, Range 68 West, of the 6th Principal Meridian, County of Adams, State of Colorado, said tract or parcel being more particularly described as follows:

BEGINNING at a point on the southeasterly Right-of-Way line of Interstate Highway 76, whence the West ¼ Corner of Section 9, a 3 1/4" aluminum cap stamped "LS 20160", bears North 46°37'57" West, a distance of 364.10 feet;

- 1. THENCE S00°41'24"W a distance of 244.41 feet;
- 2. THENCE S45°41'24"W a distance of 183.48 feet to the westerly line of the Disner Subdivision, as shown in File 14, Map 415 at Reception No. B145125 recorded in the Office of the Adams County Clerk and Recorder;
- 3. THENCE N00°13'32"W along said westerly line a distance of 248.54 feet to the southeasterly Right-of-Way of the RTD parcel GL5ARev2 recorded at Reception No. 2012000037579 in the Office of the Adams County Clerk and Recorder;
- 4. THENCE N45°34'35"E along the southeasterly Right-of-Way of said RTD parcel a distance of 145.36 feet to the southeasterly Right-of-Way of Interstate Highway 76;
- 5. THENCE N54°38'50"E along the southeasterly Right-of-Way of said Interstate Highway 76 a distance of 38.50 feet to the POINT OF BEGINNING.

The above described parcel contains 33,159 square feet, (0.761 Acres) more or less.

Project Basis of Bearings: Bearings are Grid bearings of the "Adams County GPS Control 1999" Colorado state plane coordinate system of 1983(92), central zone and are based on the Easterly line of the Southeast Quarter of Section 8, T.3S., R.68W., 6th P.M., bearing S00°13'32"E between the East Quarter corner of said Section 8, T.3S., R.68W., 6th P.M., being a found 3 1/4" Aluminum CDOT Cap stamped LS 20160 and the Southeast Corner of said Section 8, T.3S., R.68W., 6th P.M. being a found 3 1/4" Aluminum Cap stamped LS 16406 in range box. MARCH CONTRACTOR

Si Sichelate For and on behalf of Merrick & Company

Kenneth G. Ouellette, PLS 24673

Date: 11-20-12

2+30 S. Reoria Street S. Aurora, CO 80014 (0) (303) 751-0741