

RECEPTION#: 2017000040202,
05/09/2017 at 09:58:26 AM, 1 OF 4,
TD Pgs: 0 Stan Martin, Adams County, CO.

QUITCLAIM DEED

THIS DEED, made this 4 day of MAY, 2017, between WILLIAM K. WAILES and CHRISTY L. WAILES, whose legal address is 284C East Lake Mead Parkway, Apt 277, Henderson, County of Clark, State of Nevada, grantor, and **The County of Adams, State of Colorado**, grantee, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601.

WITNESS, that the grantor, for and in consideration of the sum of Ten and no hundredth (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto the grantee, its successors and assigns forever, all the right, title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any, situate, lying and being in the said County of Adams and State of Colorado, described as follows:

Legal description as set forth is Exhibit "A" attached hereto and incorporated herein by this reference.

Dedicated for East 112th Avenue and Penrith Road
Also known by street and number as: Vacant Land
Assessor's schedule or parcel numbers: part of 0-1729-04-3-00-001, 0-1729-04-3-00-002, 0-1729-04-3-00-003, 0-1729-04-3-00-004

Grantor reserves for itself all mineral interests, including oil and gas, associated with said property.

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 same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor, either in law or equity, to the only proper use, benefit and behoove of the grantee, its successors and assigns forever.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

BY: William Kurth Wailes
WILLIAM K. WAILES

BY: _____
CHRISTY L. WAILES

STATE OF VIRGINIA)
) §
County of Fauquier)



The foregoing instrument was acknowledged before me this 4th day of May, 2017,
WILLIAM K. WAILES and CHRISTY L. WAILES, owners.

JAPhillys
Witness my hand and official seal.
320748 11/30/2019

After Recording - Please Mail To:
Adams County Transportation
Engineering Division/ROW
4430 S. Adams County Parkway
Suite W2000B, 1st Floor
Brighton, CO 80601-8218

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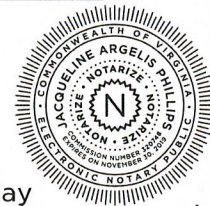
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IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

BY: _____
WILLIAM K. WAILES

BY: Christy Lynn Wailes
CHRISTY L. WAILES

STATE OF VIRGINIA)
) §
County of Fauquier)



The foregoing instrument was acknowledged before me this 4 day of May, 2017,
WILLIAM K. WAILES and CHRISTY L. WAILES, owners.

JAP

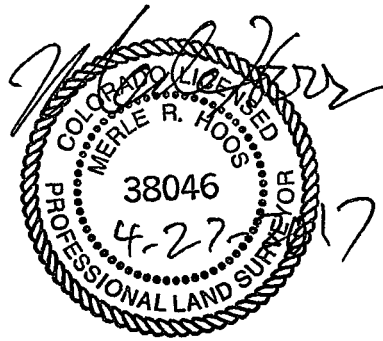
JAP Phillips
Witness my hand and official seal.
320748 11/30/2019

EXHIBIT A

THE WEST 40.00 AND THE SOUTH 40.00 OF THE SOUTHWEST 1/4 OF SECTION 4,
TOWNSHIP 2 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY
OF ADAMS, STATE OF COLORADO.

DESCRIPTION WRITTEN BY:

MERLE R. HOOS, PLS 38046
FOR AND ON BEHALF OF
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION



'Exhibit A'

WEST 1/4 CORNER SECTION 4.
FOUND 3/4" REBAR WITH 3 1/4"
ALUMINUM CAP LS 27269.

S89°09'49"W 2643.31'

40.00'

PENRITH ROAD

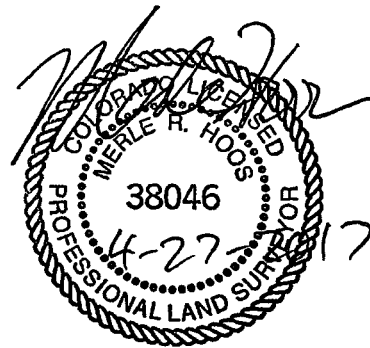
S00°38'53"E 2642.94'

CENTER 1/4 CORNER SECTION 4.
SET 3/4" X 30" REBAR WITH 3 1/4"
ALUMINUM CAP LS 38046.

SOUTHWEST 1/4 SECTION 4,
TOWNSHIP 2 SOUTH, RANGE 63 WEST



S00°39'38"E 2640.76'



40.00'

N89°06'59"E 2643.90'

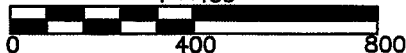
112TH AVENUE

SOUTHWEST CORNER SECTION 4.
FOUND 3/4" REBAR WITH 3 1/4"
ALUMINUM CAP LS 27269.

SOUTH 1/4 CORNER SECTION 4.
FOUND 3/4" REBAR WITH 3 1/4"
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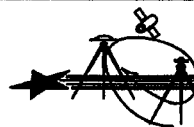
(Page 2 of 2)

GRAPHIC SCALE
1"=400'



DRAWN BY: MRH
FIELD: MRH

ROAD RIGHT OF WAY



American West
Land Surveying Co.
A Colorado Corporation