

## SPECIAL WARRANTY DEED

THIS DEED, dated this 25 day of 77 2013, between WILLIAM SAYLOR AND MARY SAYLOR, grantor, 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):

RECORDED AS RECEIVED

WITNESS, that the grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee its successors and assigns forever, all 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:

The North 40 feet and the West 40 feet of the West Half of the North Half of Section 12, Township 2 South, Range 64 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado

Dedicated for East 112th Avenue and Petterson Road Also known by street and number as: Vacant Land

Assessor's schedule or parcel number: part of 0-1727-12-2-00-001.

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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, 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, its successors and assigns forever. The grantor, for themselves, their heirs and personal representatives, do covenant and agree that they shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor. The same is free and clear from liens, taxes, assessments, and encumbrances, subject only to easements and restrictions of record of whatever kind or nature soever, and except oil, gas and mineral interests if any and except 2012 taxes due in 2013 which grantor agrees to pay.

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

STATE OF COLORADO

County of Adams

The foregoing instrument was acknowledged before me this 25 day of 400

Mary Saylor.

My commission expires:

3-17-14

Witness my hand and official seal.

Notary Public

After Recording, Please Mail To:

**Adams County Public Works** 

4430 S. Adams County Parkway Suite W2000B, 1st Floor

Brighton, CO 80601-8218