

WARRANTY DEED

THIS DEED, dated this 28th day of September 2017, between **UNLIMITED MOTORS, LLC**, a Colorado limited liability company, whose legal address is 3902 South Joplin Way, Aurora, CO 80013-2766, of the County of Adams and State of Colorado, 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 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 Welby Road and East 88th Avenue

Also known by street and number as: 8780 Welby Road

Assessor's schedule or parcel number: part of 01719-25-2-00-013

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 itself, its successors and assigns, do covenant, grant, bargain and agree to and with the grantee(s), its successors and assigns, that at the time of the ensealing and delivery of these presents, it is 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, gas and mineral interests if any and except 2016 taxes due in 2017 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), 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.

Unlimited Motors, LLC
a Colorado limited liability company

By: 

Ahmed Al-Amin, Manager

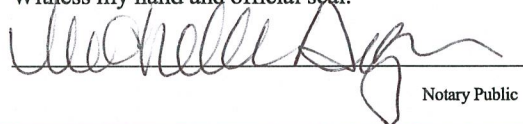
STATE OF COLORADO)
) §
County of Douglas)

The foregoing instrument was acknowledged before me this 28th day of September 2017, by Ahmed Al-Amin as Manager of Unlimited Motors, LLC.

My commission expires:



Witness my hand and official seal.


Notary Public

**EXHIBIT A
PROPERTY DESCRIPTION
WELBY ROAD RIGHT-OF-WAY ACQUISITION**

PARCEL 1

A PARCEL OF LAND IN THE COUNTY OF ADAMS, STATE OF COLORADO BEING A PORTION OF THE LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED FEBRUARY 1, 2016 AT RECEPTION NO. 2016000007430, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, SOUTH 00°34'07" EAST, 141.43 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY (150' WIDE) BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 3,745.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 78°30'06" EAST AND THE **POINT OF BEGINNING**;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 01°44'28", AN ARC LENGTH OF 113.80 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF E. 88TH AVENUE (95' WIDE) AS DESCRIBED IN THE DEED TO THE CITY OF THORNTON RECORDED AUGUST 16, 1974 IN BOOK 1948, PAGE 478, IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°24'38" EAST, 6.48 FEET TO THE WESTERLY RIGHT-OF-WAY OF WELBY ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 02°30'56" WEST, 270.15 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID SPECIAL WARRANTY DEED;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°24'31" WEST, 17.42 FEET TO SAID WESTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°34'07" WEST, 158.63 FEET TO THE **POINT OF BEGINNING**;

CONTAINS 5,281 SQUARE FEET OR 0.121 ACRES, MORE OR LESS.

PARCEL 2

A PARCEL OF LAND IN THE COUNTY OF ADAMS, STATE OF COLORADO BEING A PORTION OF THE LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED FEBRUARY 1, 2016 AT RECEPTION NO. 2016000007430, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE SOUTH 71°27'36" EAST, 97.34 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF E. 88TH AVENUE (95' WIDE) AS DESCRIBED IN THE DEED TO THE CITY OF THORNTON RECORDED AUGUST 16, 1974 IN BOOK 1948, PAGE 478, IN SAID OFFICE OF THE CLERK AND RECORDER AND THE EASTERLY RIGHT-OF-WAY OF WELBY ROAD AS SHOWN ON THE PLAT OF JACKSON VILLA SUBDIVISION RECORDED AUGUST 10, 1971 IN FILE NO. 12 AT MAP NO. 339 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°24'38" EAST, 84.23 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID SPECIAL WARRANTY DEED;

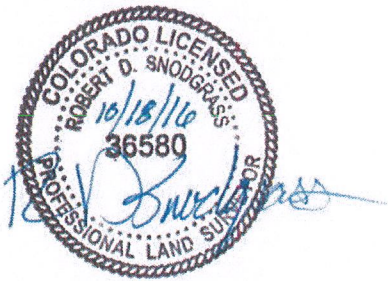
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 67°41'03" WEST, 38.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 117.10 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°02'27", AN ARC LENGTH OF 65.48 FEET TO SAID EASTERLY RIGHT-OF-WAY OF WELBY ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 02°30'56" EAST, 55.78 FEET TO THE **POINT OF BEGINNING**.

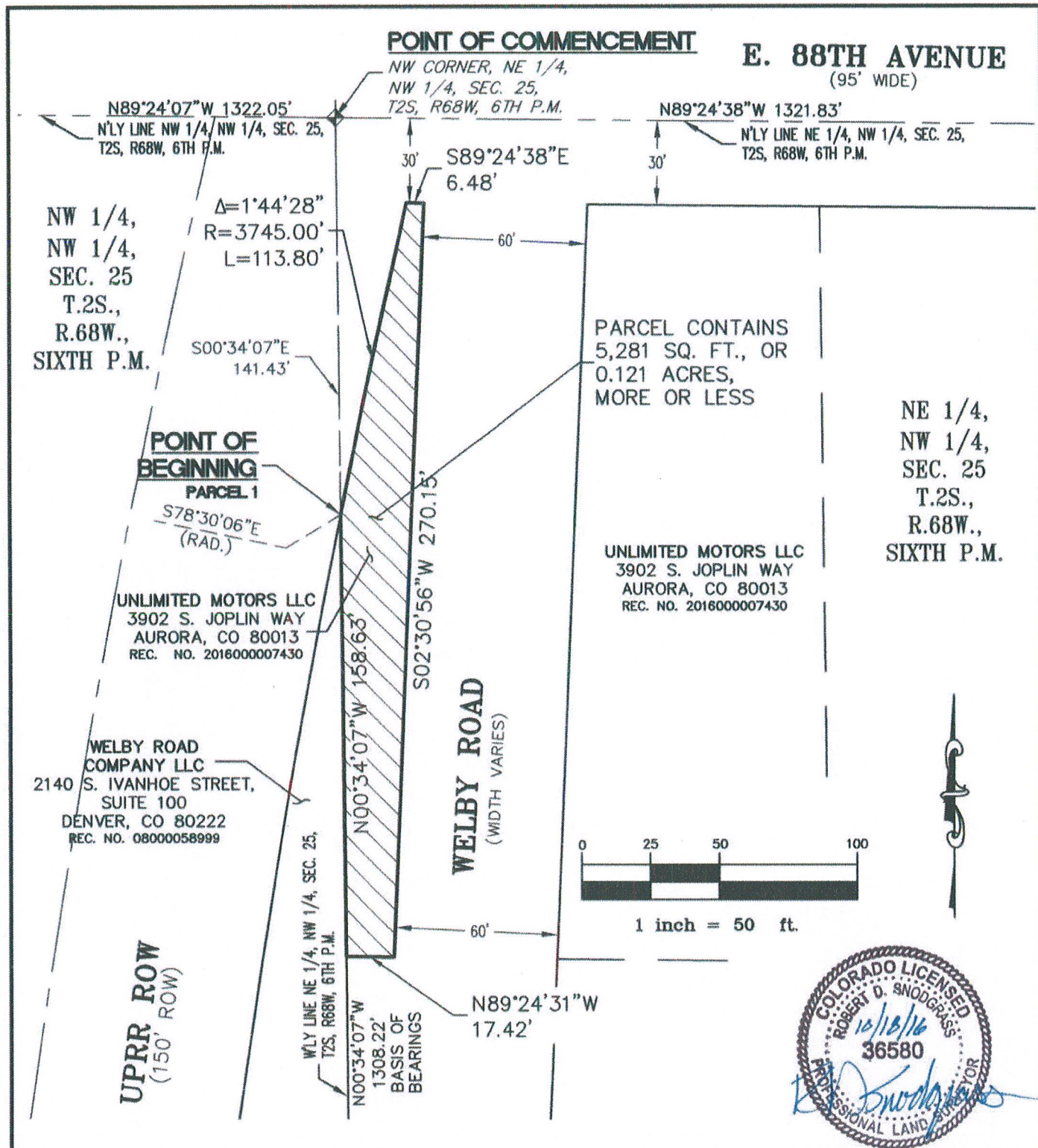
CONTAINS 1,804 SQUARE FEET OR 0.041 ACRES, MORE OR LESS.

AS SHOWN ON THE ATTACHED ILLUSTRATION.



ROBERT D. SNODGRASS, PLS 36580
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE SUITE 1
LITTLETON, CO 80122

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: G:\51714-04-Welby Road Ext\Draw\Exhibit
DWG NAME: WELBY ROAD ACQUISITION.DWG
DWG: SJTM CHK: RDS
DATE: 10/17/2016
SCALE: 1" = 50'



AZTEC
CONSULTANTS, INC.

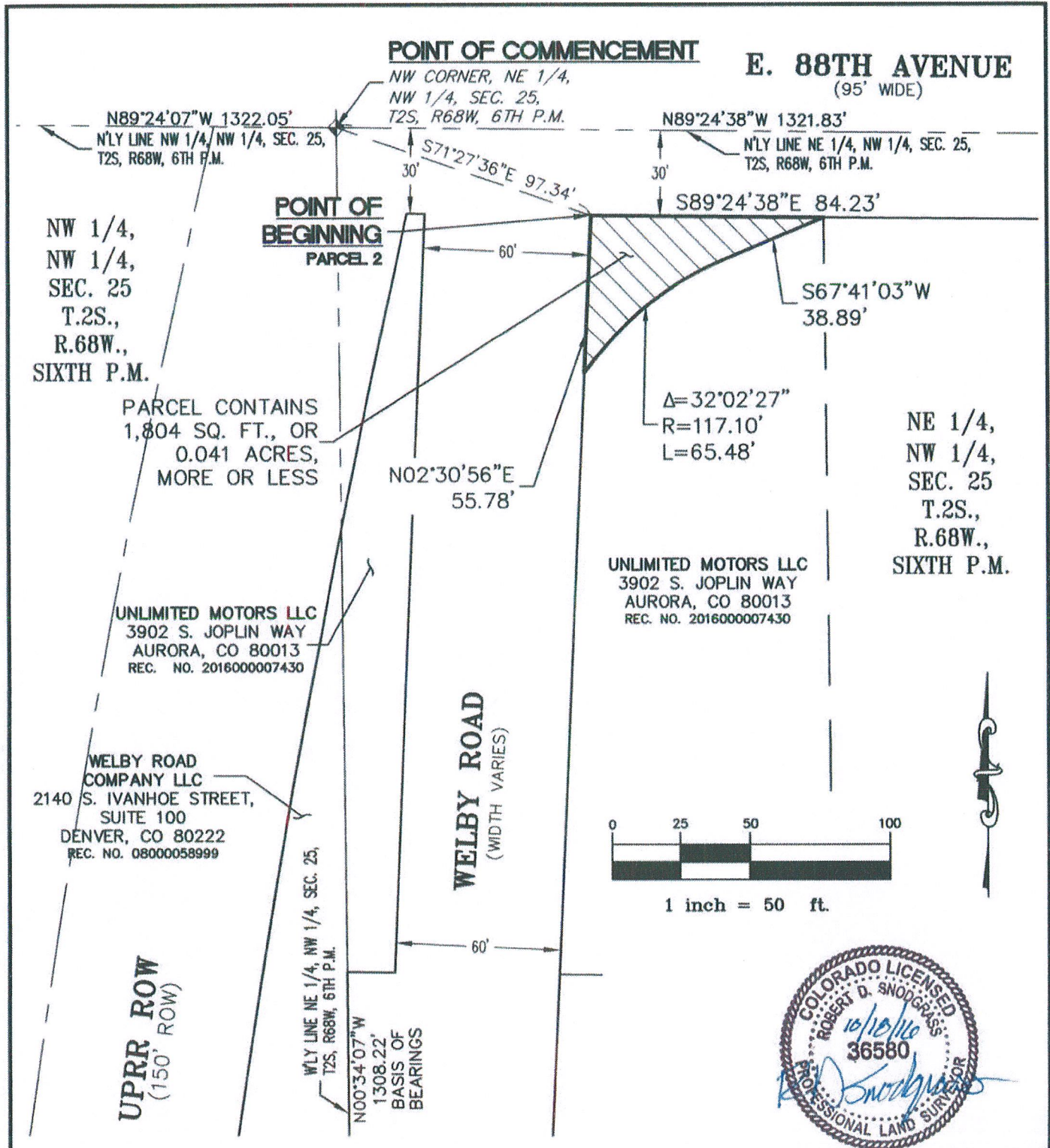
300 East Mineral Ave,
Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

RIGHT-OF-WAY ACQUISITION
NW 1/4 SEC. 25, T2S, R68W, 6TH P.M.
ADAMS COUNTY, COLORADO.

JOB NUMBER 51714-04

3 OF 4 SHEETS

ILLUSTRATION TO EXHIBIT A



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DWG NAME: WELBY ROAD ACQUISITION.DWG
DWG: SJTM CHK: RDS
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4 OF 4 SHEETS