

**WARRANTY DEED**

**THIS DEED**, dated this 15<sup>th</sup> day of FEBRUARY 2018, between **RLJ Development, LLC**, 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, B, C, & D" attached hereto and incorporated herein by this reference.

Dedicated for Manilla Road

**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;

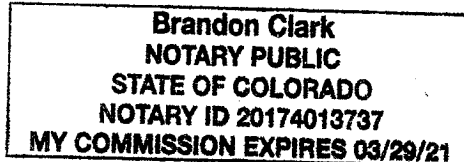
**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the grantee(s), its successors and assigns forever. The grantor(s), for itself, its successors and assigns, do covenant, grant, bargain and agree to and with the grantee(s), its successors and assigns, that at the time of the ensembling 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 2017 taxes due in 2018 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.

Leif H. Nielsen, Managing Partner

By: 



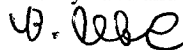
STATE OF COLORADO )

County of Jefferson ) §

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of February, 2018, Leif Nielsen as Managing Partner of RLJ Development, LLC.

My commission expires: 3/29/21

Witness my hand and official seal.



Notary Public

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

## **EXHIBIT "A"**

January 24, 2018

A strip of land, 20.00 feet in width, located in Lot 1, Block 9, Cavanaugh Hills, a subdivision located in the E1/2 of Section 15, T1S, R64W of the 6th P.M., County of Adams, State of Colorado, according to the plat recorded October 20, 2004, as Reception No. 20041020001049740 of the records of Adams County, Colorado, described as follows:

COMMENCING at the Southeast Corner of said Section 15 from which the E1/4 Corner of said Section 15 bears N00°12'44"E, 2650.58 feet (Basis of Bearings), thence N23°50'25"W, 98.14 feet to the Northerly point of curvature at the Southeasterly Corner of said Lot 1 and the POINT OF BEGINNING;

Thence N00°12'44"E, 522.38 feet along the Easterly Line of said Lot 1 to a point of curve to the left;

Thence Northwesterly, 28.27 feet along the arc of said curve and along the Northeasterly Line of said Lot 1 to a point tangent, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears N44°47'16"W, 25.46 feet;

Thence N89°47'16"W, 20.00 feet along the Northerly Line of said Lot 1;

Thence Southeasterly, 28.27 feet along the arc of a curve concave to the Southwest to a point tangent, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears S44°47'16"E, 25.46 feet;

Thence S00°12'44"W, 521.83 feet to a point of curve to the right;

Thence Southwesterly, 28.77 feet along the arc of said curve to the Southerly Line of said Lot 1 and a point tangent, said arc having a radius of 18.00 feet, a central angle of 91°34'06", and being subtended by a chord that bears S45°59'47"W, 25.80 feet;

Thence S88°13'10"E, 20.01 feet along the Southerly Line of said Lot 1 to a point of curve to the left;

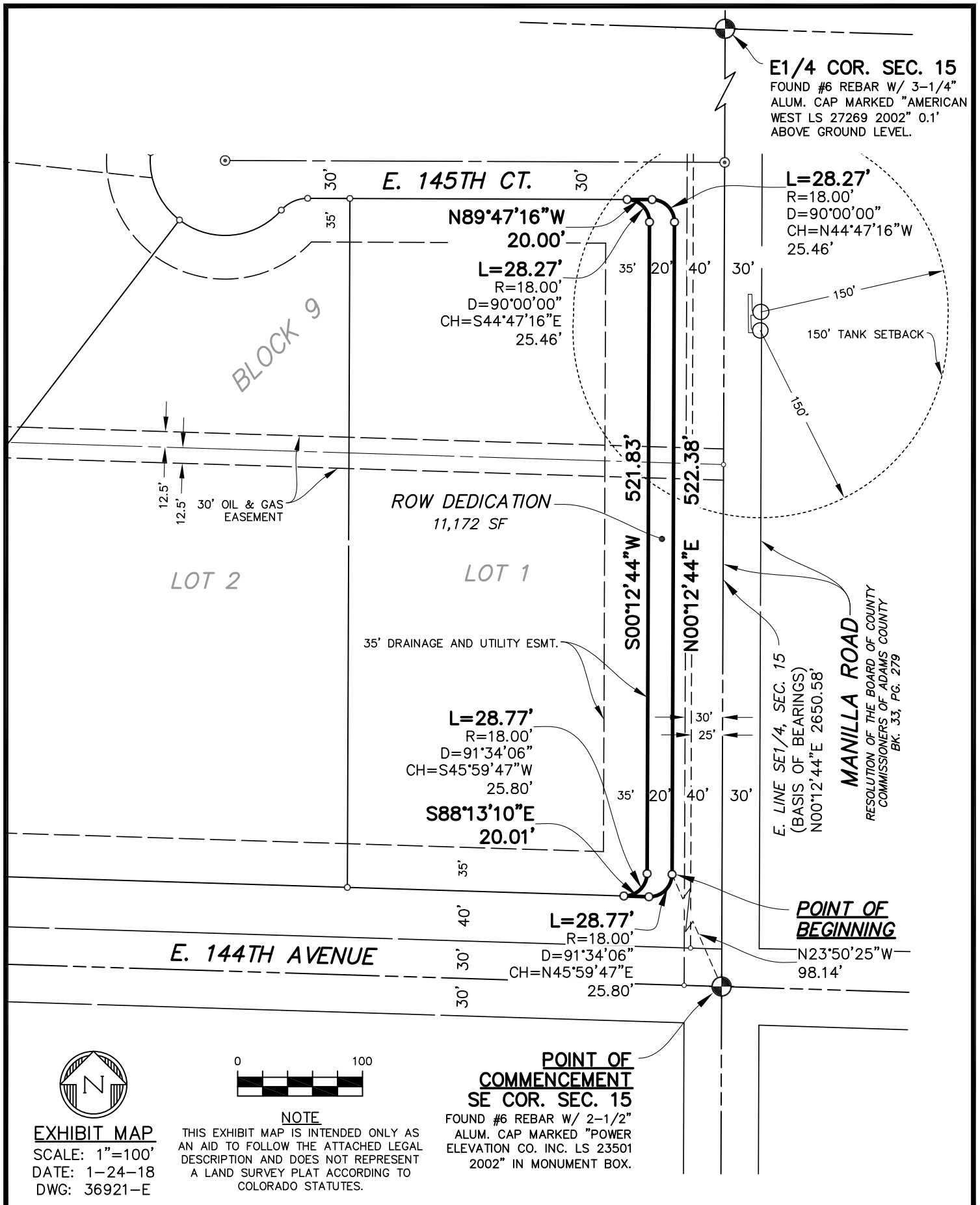
Thence Northeasterly, 28.77 feet along the arc of said curve and along the Southeasterly Line of said Lot 1 to a point tangent and the POINT OF BEGINNING, said arc having a radius of 18.00 feet, a central angle of 91°34'06", and being subtended by a chord that bears N45°59'47"E, 25.80 feet.

Area = 11,172 square feet, more or less.

**NOTICE:** According to Colorado law you **must** commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

  
Frank N. Drexel 24305  
Colorado Professional Land  
Surveyor No. 24305  
1500 Kansas Ave #2-E, Longmont, CO 80501  
Date: 1-24-18

# ILLUSTRATION FOR EXHIBIT "A"



**EXHIBIT "B"**

January 24, 2018

A strip of land, 20.00 feet in width, located in Lot 5 and Lot 6, Block 9, Cavanaugh Hills, a subdivision located in the E1/2 of Section 15, T1S, R64W of the 6th P.M., County of Adams, State of Colorado, according to the plat recorded October 20, 2004, as Reception No. 20041020001049740 of the records of Adams County, Colorado, described as follows:

COMMENCING at the Southeast Corner of said Section 15 from which the E1/4 Corner of said Section 15 bears N00°12'44"E, 2650.58 feet (Basis of Bearings), thence N03°01'17"W, 709.13 feet to the Northerly point of curvature at the Southeasterly Corner of said Lot 5 and the POINT OF BEGINNING;

Thence N00°12'44"E, 564.00 feet along the Easterly Lines of said Lot 5 and said Lot 6 to a point of curve to the left;

Thence Northwesterly, 28.27 feet along the arc of said curve and along the Northeasterly Line of said Lot 6 to a point tangent, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears N44°47'16"W, 25.46 feet;

Thence N89°47'16"W, 20.00 feet along the Northerly Line of said Lot 6;

Thence Southeasterly, 28.27 feet along the arc of a curve concave to the Southwest to a point tangent, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears S44°47'16"E, 25.46 feet;

Thence S00°12'44"W, 564.00 feet to a point of curve to the right;

Thence Southwesterly, 28.27 feet along the arc of said curve to the Southerly Line of said Lot 5 and a point tangent, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears S45°12'44"W, 25.46 feet;

Thence S89°47'16"E, 20.00 feet along the Southerly Line of said Lot 5 to a point of curve to the left;

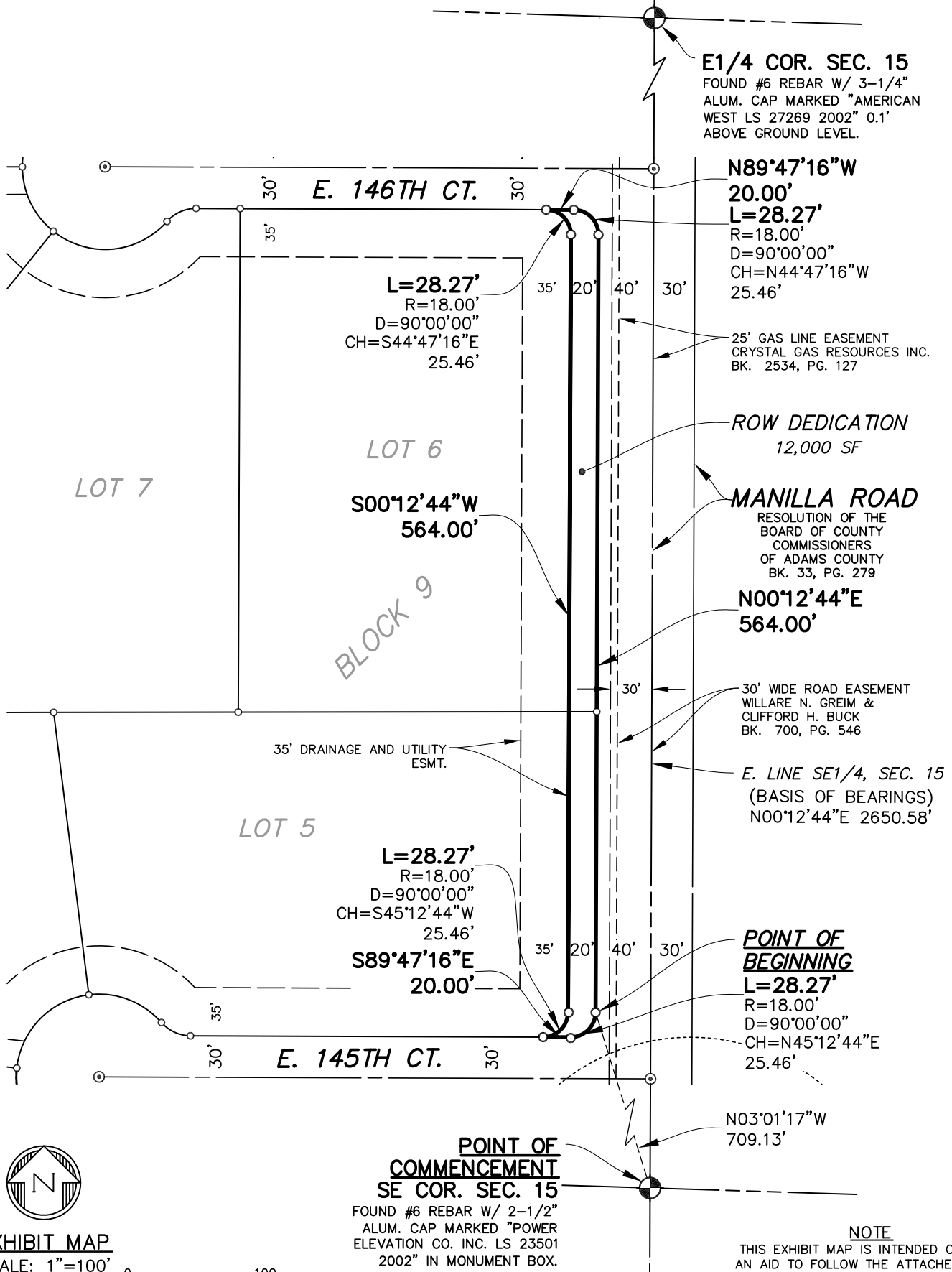
Thence Northeasterly, 28.27 feet along the arc of said curve and along the Southeasterly Line of said Lot 5 to a point tangent and the POINT OF BEGINNING, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears N45°12'44"E, 25.46 feet.

Area = 12,000 square feet, more or less.

**NOTICE:** According to Colorado law you **must** commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

  
Frank N. Drexel 24305  
Colorado Professional Land  
Surveyor No. 24305  
1500 Kansas Ave #2-E, Longmont, CO 80501  
Date: 1-24-18

# ILLUSTRATION FOR EXHIBIT "B"



## EXHIBIT MAP

SCALE: 1"=100'

DATE: 1-2-18

DWG: 36921-E



## NOTE

THIS EXHIBIT MAP IS INTENDED ONLY AS AN AID TO FOLLOW THE ATTACHED LEGAL DESCRIPTION AND DOES NOT REPRESENT A LAND SURVEY PLAT ACCORDING TO COLORADO STATUTES.

**EXHIBIT "C"**

January 24, 2018

A strip of land, 20.00 feet in width, located in Lot 11 and Lot 12, Block 9, Cavanaugh Hills, a subdivision located in the E1/2 of Section 15, T1S, R64W of the 6th P.M., County of Adams, State of Colorado, according to the plat recorded October 20, 2004, as Reception No. 20041020001049740 of the records of Adams County, Colorado, described as follows:

COMMENCING at the Southeast Corner of said Section 15 from which the E1/4 Corner of said Section 15 bears N00°12'44"E, 2650.58 feet (Basis of Bearings), thence N01°27'46"W, 1368.58 feet to the Northerly point of curvature at the Southeasterly Corner of said Lot 11 and the POINT OF BEGINNING;

Thence N00°12'44"E, 703.19 feet along the Easterly Lines of said Lot 11 and said Lot 12 to a point of curve to the left;

Thence Northwesterly, 28.27 feet along the arc of said curve and along the Northeasterly Line of said Lot 12 to a point tangent, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears N44°47'16"W, 25.46 feet;

Thence N89°47'16"W, 20.00 feet along the Northerly Line of said Lot 12;

Thence Southeasterly, 28.27 feet along the arc of a curve concave to the Southwest to a point tangent, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears S44°47'16"E, 25.46 feet;

Thence S00°12'44"W, 703.19 feet to a point of curve to the right;

Thence Southwesterly, 28.27 feet along the arc of said curve to the Southerly Line of said Lot 11 and a point tangent, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears S45°12'44"W, 25.46 feet;

Thence S89°47'16"E, 20.00 feet along the Southerly Line of said Lot 11 to a point of curve to the left;

Thence Northeasterly, 28.27 feet along the arc of said curve and along the Southeasterly Line of said Lot 11 to a point tangent and the POINT OF BEGINNING, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears N45°12'44"E, 25.46 feet.

Area = 14,784 square feet, more or less.

**NOTICE:** According to Colorado law you **must** commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Frank N. Drexel  
Colorado Professional Land  
Surveyor No. 24305  
1500 Kansas Ave #2-E, Longmont, CO 80501

Date: 1-24-18

# ILLUSTRATION FOR EXHIBIT "C"

**E1/4 COR. SEC. 15**

FOUND #6 REBAR W/ 3-1/4"  
ALUM. CAP MARKED "AMERICAN"  
WEST LS 27269 2002" 0.1'  
ABOVE GROUND LEVEL.

**E. 147TH CT.**

LOT 13

LOT 12

**ROW DEDICATION**  
14,784 SF

LOT 10

BLOCK 9

LOT 11

30' OIL & GAS  
EASEMENT

35' DRAINAGE AND  
UTILITY EASEMENT

**L=28.27'**  
R=18.00'  
D=90°00'00"  
CH=N44°47'16"W  
25.46'

**L=28.27'**  
R=18.00'  
D=90°00'00"  
CH=S44°47'16"E  
25.46'

**L=28.27'**  
R=18.00'  
D=90°00'00"  
CH=S45°12'44"W  
25.46'

**S89°47'16"E**  
20.00'

**N00°12'44"E**  
703.19'

**S00°12'44"W**  
703.19'

25' GAS LINE EASEMENT  
CRYSTAL GAS RESOURCES  
BK. 2534, PG. 127

30' WIDE ROAD EASEMENT  
WILLARE N. GREIM &  
CLIFFORD H. BUCK  
BK. 700, PG. 546

**POINT OF  
BEGINNING**

**L=28.27'**  
R=18.00'  
D=90°00'00"  
CH=N45°12'44"E  
25.46'

**N01°27'46"W**  
1368.58'

**POINT OF  
COMMENCEMENT**  
**SE COR. SEC. 15**

FOUND #6 REBAR W/ 2-1/2"  
ALUM. CAP MARKED "POWER"  
ELEVATION CO. INC. LS 23501  
2002" IN MONUMENT BOX.

**MANILLA ROAD**  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ADAMS COUNTY  
BK. 33, PG. 279



**EXHIBIT MAP**  
SCALE: 1"=100'  
DATE: 1-2-18  
DWG: 36921-E

**NOTE**  
THIS EXHIBIT MAP IS INTENDED ONLY AS  
AN AID TO FOLLOW THE ATTACHED LEGAL  
DESCRIPTION AND DOES NOT REPRESENT  
A LAND SURVEY PLAT ACCORDING TO  
COLORADO STATUTES.

## **EXHIBIT "D"**

January 24, 2018

A strip of land, 20.00 feet in width, located in Lot 17 and Lot 18, Block 9, Cavanaugh Hills, a subdivision located in the E1/2 of Section 15, T1S, R64W of the 6th P.M., County of Adams, State of Colorado, according to the plat recorded October 20, 2004, as Reception No. 20041020001049740 of the records of Adams County, Colorado, described as follows:

COMMENCING at the Southeast Corner of said Section 15 from which the E1/4 Corner of said Section 15 bears N00°12'44"E, 2650.58 feet (Basis of Bearings), thence N00°50'43"W, 2167.56 feet to the Northerly point of curvature at the Southeasterly Corner of said Lot 17;

Thence N00°12'44"E, 483.39 feet along the Easterly Lines of said Lot 17 and said Lot 18;

Thence N00°12'59"E, 57.69 feet along the Easterly Line of said Lot 18 to a point of curve to the left;

Thence Northwesterly, 28.27 feet along the arc of said curve and along the Northeasterly Line of said Lot 18 to a point tangent, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears N44°47'01"W, 25.46 feet;

Thence N89°47'01"W, 7.00 feet along the Northerly Line of said Lot 18 to a point of curve to the right;

Thence Southwesterly, 10.05 feet along the arc of said curve, said arc having a radius of 60.00 feet, a central angle of 09°35'33", and being subtended by a chord that bears N84°59'15"W, 10.03 feet;

Thence Southeasterly, 25.26 feet along the arc of a curve concave to the Southwest to a point tangent, said arc having a radius of 18.00 feet, a central angle of 80°24'27", and being subtended by a chord that bears S39°59'15"E, 23.24 feet;

Thence S00°12'59"W, 58.79 feet;

Thence S00°12'44"W, 483.39 feet to a point of curve to the right;

Thence Southwesterly, 28.27 feet along the arc of said curve to the Southerly Line of said Lot 17 and a point tangent, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears S45°12'44"W, 25.46 feet;

Thence S89°47'16"E, 20.00 feet along the Southerly Line of said Lot 17 to a point of curve to the left;



**EXHIBIT "D" CONTINUED**

Thence Northeasterly, 28.27 feet along the arc of said curve and along the Southeasterly Line of said Lot 17 to a point tangent and the POINT OF BEGINNING, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears N45°12'44"E, 25.46 feet.

Area = 11,528 square feet, more or less.

**NOTICE:** According to Colorado law you **must** commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

  
Frank N. Drexel 24305  
Colorado Professional Land  
Surveyor No. 24305  
1500 Kansas Ave #2-E, Longmont, CO 80501  
Date: 1-24-18

File: 36921-lgl-d.doc

Project: 369-21

# ILLUSTRATION FOR EXHIBIT "D"

