

## WARRANTY DEED

**THIS DEED**, dated this 12th day of June, 2018, between **VAQUERO STRASBURG PARTNERS, LP**, whose legal address is 2900 Wingate Street, Suite 200, Fort Worth, Texas, 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 E Colfax Avenue

Also known by street and number as: 56951 E Colfax Avenue

Assessor's schedule or parcel number: part of 0181334300009

**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 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.

VAQUERO STRASBURG PARTNERS, LP

By: [Signature]

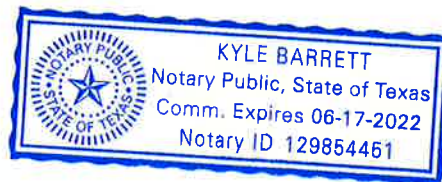
Print Name: W.A. Landreth

Title: Manager

STATE OF TEXAS )

) §

County of Tarrant )



The foregoing instrument was acknowledged before me this 12 day of June, 2018, by W.A. Landreth, Manager of Vaquero Ventures Management, LLC, which is the General Partner of Vaquero Strasburg Partners, LP.

My commission expires:

6-17-22

Witness my hand and official seal.

[Signature]

Notary Public

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

**EXHIBIT "A" – Sheet 1 of 2**

**LEGAL DESCRIPTION: PUBLIC RIGHT-OF-WAY DEDICATION – 56951 E. COLFAX AVENUE**

A sixty (60) foot wide PUBLIC RIGHT-OF-WAY DEDICATION over and across a portion of the Southwest Quarter of Section 34, Township 3 South, Range 62 West of the 6th P.M., also being a portion of that Parcel described by document (Book 4865, Pages 212-213, Adams County, Colorado records), situate in the Town of Strasburg, Adams County, Colorado, more particularly described as follows:

Commencing at the Southwest corner of said Section 34 (all bearings in this description are relative to the South line of the Southwest Quarter of said Section 34, which bears N88°39'30"E "assumed"); thence N88°39'30"E along said Section 34's Southwest Quarter's South line, 155.00 feet to the Southwest corner of said Parcel, said corner also being the Point of Beginning of the DEDICATION herein described; thence continue N88°39'30"E along said South line, said line also being coincident with the Southerly line of said Parcel, 174.85 feet to the Southeast corner of said Parcel; thence N00°39'35"W along the Easterly line of said Parcel, 60.00 feet; thence S88°39'30"W, 174.89 feet to a point on the Westerly line of said Parcel; thence S00°41'51"E along said Parcel's Westerly line, 60.00 feet to the Point of Beginning and the terminus point of this description;

Containing 0.241 acres (10,492 square feet), more or less.

**SURVEYOR'S STATEMENT:** I, David V. Hostetler, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached LEGAL DESCRIPTION and EXHIBIT were prepared under my direct responsibility, supervision, and checking, and on the basis of my knowledge, information and belief, are correct.

David V. Hostetler, Professional Land Surveyor  
Colorado P.L.S. No. 20681  
For and on behalf of LDC, Inc.

File: 17050 ROW Legal.doc  
DVH/dh



# LEGAL DESCRIPTION EXHIBIT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6TH P.M., IN THE TOWN OF STRASBURG, ADAMS COUNTY, COLORADO.

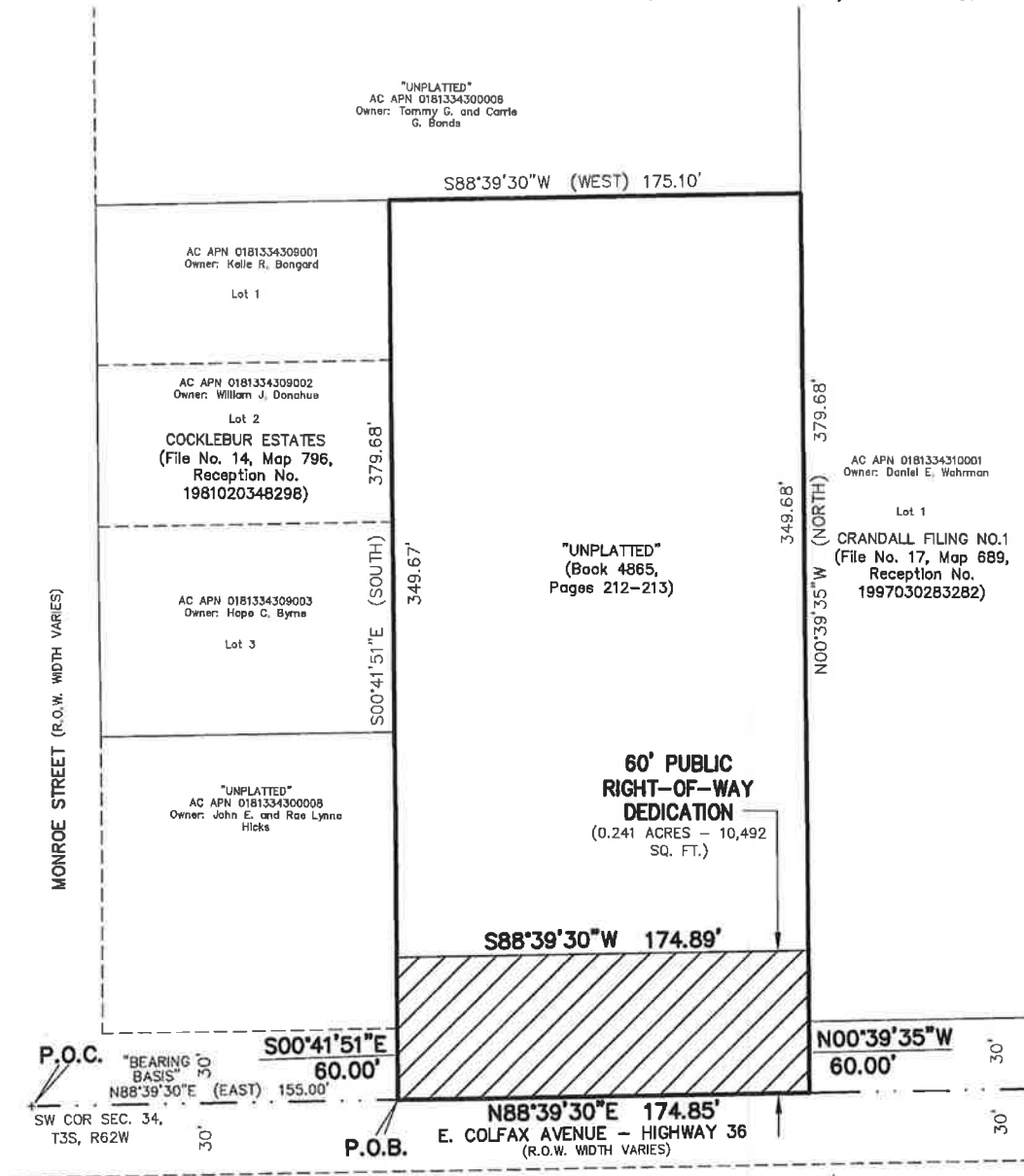


EXHIBIT "A"  
SHEET 2 OF 2



PLANNING • SURVEYING  
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3898 MAIZELAND ROAD • COLORADO SPRINGS, CO 80909

DWN BY: WCS DATE: 03/06/18  
CK'D BY: DVH REF. NO.: EsmtExhibit

NOTE: This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.

## REVISIONS

NO.	DESCRIPTION	DATE	BY
1	COUNTY COMMENTS	04/17/18	DVH

PROJECT NUMBER  
17050