

## WARRANTY DEED

**THIS DEED**, dated this 3<sup>rd</sup> day of July, 2018, between **BLPJ Enterprises, LLC**, whose legal address is 6162 South Poplar Street, Centennial, 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" attached hereto and incorporated herein by this reference.

Dedicated for Headlight Mile Road and East 112<sup>th</sup> Avenue

Assessor's schedule or parcel number: part of 0173100000005

**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;

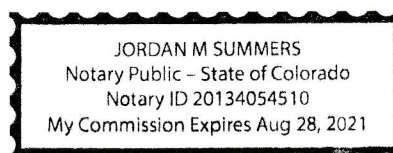
**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the grantee(s), its successors and assigns forever. The grantor(s), for itself, its successors and assigns, do covenant, grant, bargain and agree to and with the grantee(s), its successors and assigns, 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.

BLPJ Enterprises, LLC

By:   
Daniel Peavler



STATE OF COLORADO )

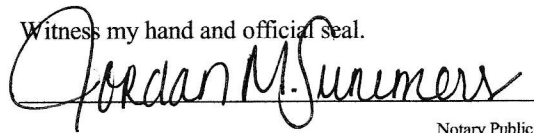
County of Arapahoe )§

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of July, 2018, Daniel Peavler and BLPJ Enterprises, LLC, as owners.

My commission expires:

Aug 28, 2021

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"

DEED FROM BLPJ ENTERPRISES LLC / DAN PEAVLER  
TO  
THE COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

THE WESTERLY 40.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 2,  
TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE 6TH P.M., COUNTY OF ADAMS,  
STATE OF COLORADO.

TOGETHER WITH

THE SOUTHERLY 60.00 FEET OF THE SOUTHWEST QUARTER AND THE SOUTHERLY  
60.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE 6TH P.M., COUNTY OF ADAMS,  
STATE OF COLORADO.

TOGETHER WITH

THE SOUTHERLY 1009.42 FEET OF THE EASTERLY 40.00 FEET OF THE WEST  
HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE  
62 WEST OF THE 6TH P.M., SAID PARCEL CONTAINING 8.67 ACRES MORE OR  
LESS, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING 377,665 SQUARE FEET OR 8.67 ACRES MORE OR LESS,

LEGAL DESCRIPTION PREPARED BY:

KEITH WESTFALL, PLS  
COLORADO PROFESSIONAL  
LAND SURVEYOR NO. 32822  
FOR AND ON BEHALF OF:  
ADAMS COUNTY, COLORADO

EXHIBIT "B" ATTACHED AND HEREBY MADE A PART THEREOF.



HEADLIGHT MILE ROAD (80' R.O.W.)

