

Rocky Mountain Prestress, LLC, a Colorado limited liability company  
5801 Pecos St.  
Denver, CO 80221

SPECIAL WARRANTY DEED

THIS DEED, Made on \_\_\_\_\_, 2018 between

The County of Adams, State of Colorado, a Body Politic  
of the County of Adams, State of Colorado, grantor(s), and  
Rocky Mountain Prestress, LLC, a Colorado limited liability company  
whose legal address is 5801 Pecos St., Denver, CO 80221  
of the County of Adams and State of Colorado, grantee(s):

WITNESSETH, That the grantor(s) for and in consideration of the sum of Three Hundred Thirty Thousand And No/100 DOLLARS (\$330,000.00), the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), their heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Adams, State of Colorado, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

also known by street and number 5855 Pecos Street, Denver, CO 80221  
as:

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining and 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(s), their heirs and assigns forever. And the grantor(s), for themselves, their heirs, and personal representatives or successors, 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(s), their heirs and assigns, against all and every person or person claiming the whole or any part thereof, by, through or under the grantor(s), except:

for general taxes and assessments for the year 2018 and subsequent years; and subject to those items as set forth on Exhibit "B" attached hereto and made a part hereof.

Wherever used herein, the plural references shall be construed to be singular references and singular references shall be construed to be plural references where the context requires and all references of gender and person shall be construed to refer to the grantor or grantors identified herein regardless of the context.

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

The County of Adams, State of Colorado, a Body Politic

BY:\_\_\_\_\_

NAME:\_\_\_\_\_

TITLE:\_\_\_\_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_

On \_\_\_\_\_, 2018 before me, the undersigned a Notary Public in and for said County and State, personally appeared \_\_\_\_\_, as \_\_\_\_\_ of The County of Adams, State of Colorado, a Body Politic personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: \_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_

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

## EXHIBIT A

A TRACT OF LAND NO. 6A-R(1) , BEING A PORTION OF PROPERTY DESCRIBED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER IN BOOK 16 AT PAGE 514, LOCATED IN THE SW 1/4 SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 9 BEARS N 02°58'29" E, A DISTANCE OF 924.33 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

1. THENCE S 00°55'39" E, A DISTANCE OF 297.64 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 1, BLOCK 2, PRESTRESSED-CON SUBDIVISION, SECOND FILING;
2. THENCE ALONG SAID PROPERTY LINE N 74°58'42" W, A DISTANCE OF 646.21 FEET;
3. THENCE N 02°26'59" E, A DISTANCE OF 86.25 FEET;
4. THENCE N 85°55'00" E, A DISTANCE OF 617.91 FEET, TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SW 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING NORTH 00°03'19" EAST. THE CENTER QUARTER CORNER OF SAID SECTION IS A 3 1/4" ALUMINUM CAP (STAMPED LS 16401) IN A RANGE BOX. THE SOUTH QUARTER CORNER OF SAID SECTION IS MONUMENTED BY A WITNESS CORNER, OFFSET 5.00 FEET TO THE WEST ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION, BEING A 2 1/2" ALUMINUM CAP (STAMPED PLS 11372) IN A RANGE BOX.

LEGAL DESCRIPTION PREPARED BY:  
MICHAEL L. BOIUCHARD, PLS#24941  
FOR AND ON BEHALF OF  
FARNSWORTH GROUP, INC.  
4755 FORGE ROAD, SUITE 150  
COLORADO SPRINGS, CO 80907

## **EXHIBIT B**

### **Exceptions**

1. Right of way for ditches or canals constructed by the authority of the United states as reserved in Untied States Patent recorded August 21, 1897 in Book 771 at Page 360, City and County of Denver records.
2. Right of way for ditches or canals constructed by the authority of the United states as reserved in Untied States Patent recorded August 21, 1897 in Book A67 at Page 272.
3. The right of the proprietor of a vein or lode to extract or remove his ore, should the same be found to penetrate or intersect the premises thereby granted and rights of way for ditches and canals as reserved in the United States Patent recorded August 21, 1897 in Book A67 at Page 272, and any and all assignments thereof or interests therein.
4. Reservations as contained in Deed recorded June 30, 1955 in Book 556 at Page 284.
5. Terms, conditions, provisions, agreements and obligations specified under the Order of the Organization of North Pecos Water and Sanitation District recorded January 7, 1974 in Book 1907 at Page 665.
6. Terms, conditions, provisions, agreements and obligations specified under the Resolution recorded January 25, 1974 in Book 1910 at Page 805.
7. Terms, conditions, provisions, agreements and obligations specified under the Private Way License recorded September 28, 1982 in Book 2681 at Page 768.
8. The effect of the inclusion of the subject property in the Order for Inclusion of Hyland Hills Park and Recreation District, as disclosed by the instrument recorded August 23, 1998 in Book 3712 at Page 402.
- 9 Terms, conditions, provisions, agreements and obligations specified under the Underground Facilities Information recorded March 15, 1993 in Book 4038 at Page 101.
10. Terms, conditions, provisions, agreements and obligations specified under the Resolution Accepting Deed from Southern Pacific Transportation Company for the Dedication of Street Right of Way recorded March 13, 1995 in Book 4479 at Page 984.
11. Reservations as contained in QuitClaim Deed recorded August 11, 2009 at Reception No. 2009000059721.
12. Reservations as contained in QuitClaim Deed recorded August 11, 2009 at Reception No. 2009000059722.