

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this ____ day of _____, 2018, between the County of Adams, State of Colorado, the legal address of which is 4430 S. Adams County Parkway, Brighton, CO 80601 (“Grantor”), and the Housing Authority of the County of Adams, d.b.a. Unison Housing Partners, the legal address of which is 3033 W. 71st Avenue, Suite 1000, Westminster, CO 80030 (“Grantee”):

WITNESSETH

That the Grantor, for and in consideration of the promises set forth in the Agreement Between Adams County And Unison Housing Partners Regarding The Conveyance Of Land For The 7401 Broadway Redevelopment, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto the Grantee, its successors 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:

7401 Broadway, Denver, State of Colorado, more particularly described in Exhibit A, attached hereto.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the 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 in its “as is” and “with all faults” condition above bargained and described with the appurtenances, unto the Grantees, its successors and assigns forever.

The Grantor, for itself, its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor.

REVERTER. The property is being conveyed to Grantee for redevelopment of affordable housing as part of Grantee’s 7401 Broadway Redevelopment. Grantee shall begin construction on the initial phase of the 7401 Broadway Redevelopment by October 12, 2023. In the event Grantee fails to begin construction on the initial phase of the 7401 Broadway Redevelopment by October 12, 2023, the Grantor may issue a written notice to Grantee requiring Grantee to re-convey to property to Grantor. The parties may agree in writing to extend the October 12,

2023 deadline. In the event construction on the initial phase of 7401 Broadway Redevelopment begins prior to October 12, 2023, this reverter shall terminate.

IN WITNESS WHEREOF, the Grantor has caused its name to be hereunto subscribed by its duly authorized representative, the day and year first above written.

**BOARD OF COUNTY COMMISSIONERS,
COUNTY OF ADAMS, STATE OF
COLORADO**

Chair

**ATTEST:
STAN MARTIN, CLERK**

Deputy Clerk

APPROVED AS TO FORM:

County Attorney's Office

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ 2018, by _____, Chair of the Board of County Commissioners of the County of Adams, State of Colorado.

Witness my hand and official seal.

My commission expires: _____.

Notary Public

Notary Public

EXHIBIT A

Parcel A:

That part of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 34, Township 2 South, Range 68 West of the 6th P.M., described as follows:

Beginning on the North line of said Southeast 1/4 of the Southwest 1/4 at a point 30 feet West of the Northeast corner of said Southeast 1/4 of the Southwest 1/4;
Thence West along said North line 464.25 feet;
Thence South 00°18'00" West 50 feet;
Thence South 69°48'00" West 176.14 feet to the West line of said East 1/2 of the Southeast 1/4 of the Southwest 1/4;
Thence South along said West line 127.26 feet to a point 1082.55 feet North of the South line of said Southeast 1/4 of the Southwest 1/4;
Thence East parallel with said South line, 629.57 feet to a point 30 feet West of the East line of said Southeast 1/4 of the Southwest 1/4;
Thence North parallel with said East line 235.50 feet, more or less, to the point of beginning,

Except that portion described as follows:

A parcel of land located in the East 1/2 of the Southwest 1/4 of Section 34, Township 2 South, Range 68 West of the 6th Principal Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 34;
Thence North 00°08'16" West along the East line of the Northeast 1/4 of said Southwest 1/4, a distance of 49.35 feet;
Thence South 89°54'00" West, a distance of 30.00 feet to the Southeast corner of Lot 1, Block 5, Western Hills Filing No. 1, said Southeast corner being the true point of beginning;
Thence continuing South 89°54'00" West along the South line of said Block 5, a distance of 314.70 feet;
Thence South 00°08'16" East, a distance of 286.36 feet to a point 1082.55 feet North of the South line of said Southeast 1/4 of the Southwest 1/4;
Thence North 89°39'33" East parallel with said South line of said Southeast 1/4 of the Southwest 1/4, a distance of 314.70 feet to a point 30.00 feet West of the East line of said Southwest 1/4;
Thence North 00°08'16" West parallel to said East line, a distance of 285.04 feet to the true point of beginning, County of Adams, State of Colorado

Parcel B:

That part of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 34, Township 2 South, Range 68 West of the 6th P.M., described as follows:

Beginning on the North line of said Southeast 1/4 of the Southwest 1/4 at a point 494.25 feet West of the Northeast corner of said Southeast 1/4 of the Southwest 1/4;
Thence South 00°01'00" West 50 feet;
Thence South 69°48'00" West 176.14 feet to the West line of said East 1/2 of the Southeast 1/4 of the Southwest 1/4;
Thence North along said West line to the Northwest corner of said East 1/2 of the Southeast 1/4 of the Southwest 1/4;

Thence East along the North line of said Southeast 1/4 of the Southwest 1/4 to the point of beginning,
County of Adams, State of Colorado.

Parcel C:

Beginning at the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 2 South, Range 68 West of the 6th P.M.;
Thence North 00°06'00" West along the East line of said Northeast 1/4 of the Southwest 1/4, a distance of 49.35 feet;
Thence South 89°54'00" West, a distance of 30.00 feet to the Southeast corner of Lot 1, Block 5, Western Hills Filing No. 1, the true point of beginning;
Thence continuing along the South line of Block 5, Western Hills Filing No. 1 by the following courses and distances:
South 89°54'00" West, 948.00 feet;
South 86°32'11" West 139.91 feet;
South 66°09'58" West 106.04 feet, more or less, to a point on the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 34;
Thence North 89°42'30" East along the South line of said Northeast 1/4 of the Southwest 1/4, a distance of 1184.60 feet to a point 30.00 feet West of the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 34;
Thence North 00°06'00" West parallel to the East line of said Northeast 1/4 of the Southwest 1/4, a distance of 49.45 feet, more or less, to the true point of beginning,

Except that part described as follows:

A parcel of land located in the East 1/2 of the Southwest 1/4 of Section 34, Township 2 South, Range 68 West of the 6th Principal Meridian, more particularly described as follows:
Commencing at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 34;
Thence North 00°08'16" West along the East line of the Northeast 1/4 of said Southwest 1/4, a distance of 49.35 feet;
Thence South 89°43'00" West, a distance of 30.00 feet to the Southeast corner of Lot 1, Block 5, Western Hills Filing No. 1, said Southeast corner being the true point of beginning;
Thence continuing South 89°54'00" West along the South line of said Block 5, a distance of 314.70 feet;
Thence South 00°08'16" East, a distance of 286.36 feet to a point 1082.55 feet North of the South line of said Southeast 1/4 of the Southwest 1/4;
Thence North 89°39'33" East parallel with said South line of said Southeast 1/4 of the Southwest 1/4, a distance of 314.70 feet to a point 30.00 feet West of the East line of said Southwest 1/4;
Thence North 00°08'16" West parallel to said East line, a distance of 285.04 feet to the true point of beginning,
County of Adams, State of Colorado.

Parcel D:

A parcel of land located in the East 1/2 of the Southwest 1/4 of Section 34, Township 2 South, Range 68 West of the 6th Principal Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 34;

Thence North 00°08'16" West along the East line of the Northeast 1/4 of said Southwest 1/4, a distance of 49.35 feet;

Thence South 89°54'00" West, a distance of 30.00 feet to the Southeast corner of Lot 1, Block 5, Western Hills Filing No. 1, said Southeast corner being the true point of beginning;

Thence continuing South 89°54'00" West along the South line of said Block 5, a distance of 314.70 feet;

Thence South 00°08'16" East, a distance of 286.36 feet to a point 1082.55 feet North of the South line of said Southeast 1/4 of the Southwest 1/4;

Thence North 89°39'33" East parallel with said South line of said Southeast 1/4 of the Southwest 1/4, a distance of 314.70 feet to a point 30.00 feet West of the East line of said Southwest 1/4;

Thence North 00°08'16" West parallel to said East line, a distance of 285.04 feet to the true point of beginning,

County of Adams, State of Colorado.

The legal descriptions written above are also described as:

A parcel of land in the Southwest 1/4 of Section 34, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

Basis of Bearings: The East line of the Southeast 1/4 of the Southwest 1/4 of Section 34, Township 2 South, Range 68 West of the 6th Principal Meridian which is monumented by a 3-1/4" Aluminum Cap stamped CDOH LS 14157 at the South 1/4 corner and a 3-1/2" Aluminum Cap stamped Ernest Knight LS 7276 at the center South sixteenth corner assumed to be North 00°05'03" West.

Commencing at a found pin with a 3-1/2" Aluminum cap in a range box stamped "Ernest Night LS 7276", said pin is representing the location of the center South Sixteenth corner of said Section 34;

Thence South 89°44'38" West, a distance of 30.00 feet to a point that is on the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 34 and 30.00 feet West of the East line of said Southwest 1/4, said point is the point of beginning;

Thence South 00°05'03" East, parallel with the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 34, a distance of 236.15 feet, to a point that is 1082.55 feet North of the South line of said Southwest 1/4;

Thence South 89°42'01" West, parallel with the South line of said Southwest 1/4, a distance of 629.54 feet to a point that is on the West line of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 and 1082.55 feet North of the South line of said Southwest 1/4 of said Section 34;

Thence North 00°01'32" West along said West line of the East 1/2, a distance of 236.62 feet to the Northwest corner of said Southeast 1/4 of the Southwest 1/4;

Thence South 89°44'38" West along the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 34, a distance of 555.29 feet to a point that is on the South line of Block 5, Western Hills Filing No. 1;

Thence continuing along the South line of said Block 5 the following three (3) courses:

- 1) North $66^{\circ}10'13''$ East, a distance of 106.04 feet;
 - 2) Thence North $85^{\circ}32'26''$ East, a distance of 139.91 feet;
 - 3) Thence North $89^{\circ}54'15''$ East, a distance of 948.00 feet, to a point that is 30.00 feet West of the East line of said Southwest $1/4$;
- Thence South $00^{\circ}05'45''$ East, parallel with the East line of said Southwest $1/4$, a distance of 50.00 feet, to the point of beginning,
County of Adams, State of Colorado.