

QUITCLAIM DEED

THIS DEED, dated this 13th day of March 2019, between **PIPE FITTERS HOME ASSOCIATION**, whose legal address is 6350 Broadway, County of Adams and State of Colorado, grantor, and **THE COUNTY OF ADAMS, State of Colorado**, grantee, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601, Brighton, Colorado 80601:

WITNESS, that the grantor, for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold and QUITCLAIMED, and by these presents remise, release, sell and QUITCLAIM unto the grantee, its successors and assigns forever, all the right, title, interest, claim and demand which the grantor has in and to 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 Broadway Street

Also known by street and number as: 6350 Broadway Street

Assessor's schedule or parcel number: part of 0182510100013

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, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor, either in law or equity, to the only proper use, benefit and behoove of the grantee, its successors and assigns forever.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Pipe Fitters Home Association

Name: Thomas W. Tuttle

Title: Vice President 208 Home Association

STATE OF COLORADO)

County of Adams)§

TAHRA LYNNE BROWN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154017505
MY COMMISSION EXPIRES 05/04/2019

The foregoing instrument was acknowledged before me this 13 day of March, 2019, by Thomas Tuttle, as Vice President.

My commission expires: 05/04/19

Witness my hand and official seal.

Notary Public

EXHIBIT "A" RIGHT-OF-WAY DEDICATION DESCRIPTION

A 30 foot wide Right-of-Way Dedication situated in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 3 South, Range 68 West of the Sixth Principal Meridian, County of Adams, State of Colorado more particularly described as follows:

Commencing at the North Quarter Corner of said Section 10 and considering the west line of NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 10 to bear S $00^{\circ}07'40''$ E a distance of 1315.71 feet, said line forming the basis of bearings of this description;

Thence S $00^{\circ}07'40''$ E along said west line a distance of 170.00 feet;

Thence N $89^{\circ}41'58''$ E a distance of 30.00 feet to the east right-of-way line of Colorado Highway 53 (Broadway) and the **Point of Beginning**;

Thence continuing S $00^{\circ}07'40''$ E along said west right-of-way line a distance of 487.56 feet;

Thence N $89^{\circ}39'20''$ E a distance of 30.00 feet;

Thence N $00^{\circ}07'40''$ W a distance of 487.53 feet;

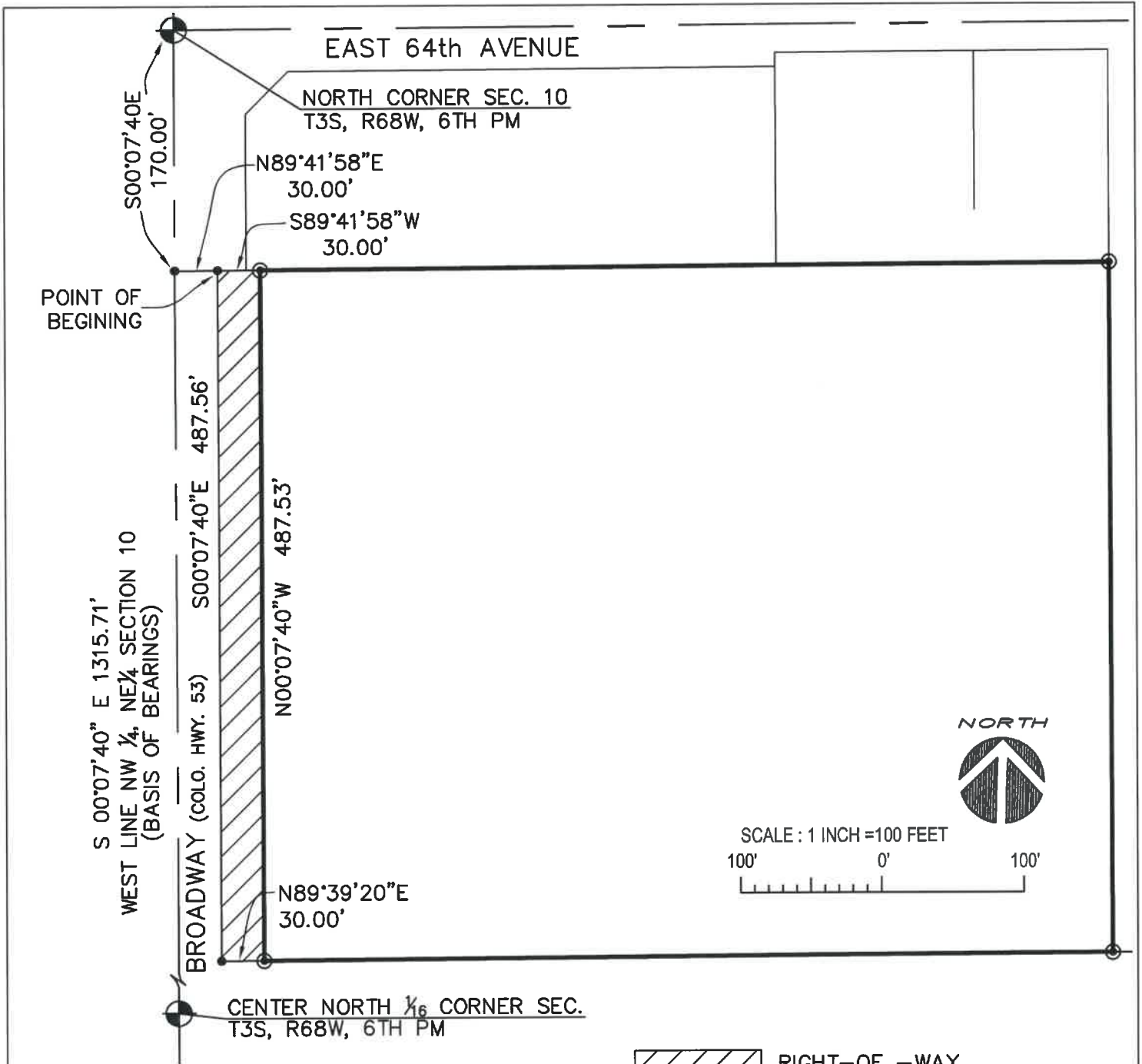
Thence S $89^{\circ}41'58''$ W a distance of 30.00 feet to the east right-of-way line of Colorado Highway 53 and the **Point of Beginning**.

Parcel contains 14,626 square feet (0.3358 acre) more or less.

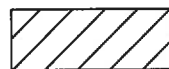


James V. Hastings, CO Licensed P.L.S. No. 22917
Anderson & Hastings Consultants, Inc.
12596 West Bayaud Ave., Suite 200
Lakewood, Co 80228
(720) 452-0520

EXHIBIT A



OWNER:
PIPEFITTERS HOME
ASSOCIATION
6350 BROADWAY
DENVER, CO 80221



RIGHT-OF -WAY
DEDICATION



PROPERTY LINE



SECTION CORNER FOUND
MONUMENT IN RANGE BOX



YELLOW PLASTIC CAP PLS 22917

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

PARCEL CONTAINS 14,626 SQ. FT. (0.3358 ACRE) MORE OR LESS

ANDERSON & HASTINGS CONSULTANTS, INC.

30' RIGHT-OF-WAY DEDICATION SITUATED
IN THE NW 1/4, NW 1/4, NE 1/4, OF
SECTION 10, T 3 S, R 68 W OF 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

DRAFT BY: MBB	SCALE: 1" = 100'	
CHECKED BY: JVH	DATE: 18 FEB. 2018	JOB NO.: 047-2388

ROW Closure Report Broadway Right-of-Way Traverse Report

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----- Closure-----
Total Traverse Length = 1035.0900
Error in Closure = 0.01
Closure is one part in = 147440.3346
Error in North(Y) = 0.0070
Error in East(X) = 0.0001
Direction of Error = N 00°30'34.67" E
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----- Traverse Control-----
Point of Beginning:
Point Name =
Northing = 1720887.8868
Easting = 3144526.8352
Point of Closure:
Point Name =
Northing = 1720887.8868
Easting = 3144526.8352
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----- Input Data-----
Radius      Side      Angle/Direction      Distance
      Delta Angle      Description
1          S 00°07'40" E      487.5600
2          N 89°39'20" E      30.0000
3          N 00°07'40" W      487.5300
4          S 89°41'58" W      30.0000
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----- Traverse Data-----
Distance      Side      Direction      Angle
      Northing (Y)      Easting (X)
1          S 00°07'40" E      0°00'00"
487.56      1720400.3280      3144527.9225
2          N 89°39'20" E      89°47'00"
30.00      1720400.5084      3144557.9219
3          N 00°07'40" W      90°13'00"
487.53      1720888.0371      3144556.8347
4          S 89°41'58" W      89°49'38"

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ROW Closure Report

30.00

1720887.8798

3144526.8351
