

QUITCLAIM DEED

THIS DEED, made this 28th day of March, 2017, between 220 E. 56th, LLC, a Colorado limited liability company, grantee, whose legal address is c/o The Sherman Agency, Inc., 910 W. 8th Avenue, Denver, Colorado 80204-4350, City and County of Denver 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.

WITNESS, that the grantor, for and in consideration of the sum of Ten and no hundredth (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does 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 a thirty (30) foot right-of-way across the real property, situate, lying and being in the said County of Adams and State of Colorado, described as follows:

Legal description as set forth is Exhibit "A" attached hereto and incorporated herein by this reference.

Dedicated for 55th Avenue

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 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.

220 E. 56th, LLC,
a Colorado limited liability company

By: 

Print Name: Hal M. Naiman

Print Title: Managing Member

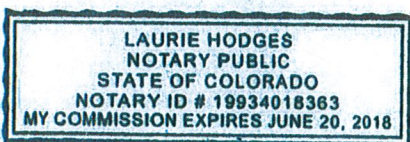
STATE OF COLORADO)

County of Denver) §
County of Adams)

The foregoing instrument was acknowledged before me this 28th day of March, 2017, by Hal M. Naiman, as Managing Member of 220 E. 56th, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 6.20.18




Notary Public

EXHIBIT "A"

220 E. 56th Boundary

COMMENCING AT A POINT KNOWN AS THE NW CORNER OF THE NW 1/4
OF THE NE1/4 OF SECTION 15, T3S R68W OF THE 6TH P.M.; LOCATED IN THE CITY OF
COMMERCE, COUNTY OF ADAMS, STATE OF COLORADO;
THENCE N 89°08'01" E A DISTANCE OF 600.75' ALONG THE NORTH LINE OF SECTION
15, TO A POINT;
THENCE DEPARTING ALONG SAID NORTH LINE, S 00°18'43" E A DISTANCE OF 30.00' TO
THE NW CORNER OF THE PROPERTY LOCATED AT 220 E. 56TH AVE;
THENCE S 00°16'44" E CONTINUING A DISTANCE OF 600.00' ALONG THE WEST PROPERTY
LINE TO A POINT, HEREBY KNOWN AS THE TRUE POINT OF BEGINNING (TPOB);
THENCE N 89°01'42" E A DISTANCE OF 209.00' TO A POINT LOCATED ON THE EAST LINE
OF SUBJECT PROPERTY;
THENCE S 00°18'43" E ALONG THE EAST PROPERTY LINE A DISTANCE OF 30.00' TO THE
SOUTHEAST PROPERTY CORNER;
THENCE S 89°01'42" W ALONG THE SOUTH PROPERTY LINE A DISTANCE OF 209.00' TO
THE SOUTHWEST PROPERTY CORNER;
THENCE N 00°18'43" W ALONG THE WEST PROPERTY LINE A DISTANCE OF 30.00' TO THE
TRUE POINT OF BEGINNING,
SAID EASEMENT CONTAINING 6,270 SQFT (+/-)

BASIS OF BEARING
S 89°03'01" W (AM)
836.00' (DEED)
717.15' (AM)

56th AVE.
(60' ROW)

W 56th Ave
135' 11/4" NE 1/4 SEC 15

S 89°02'50" W
209.00' (DEED)
205.65' (AM)

NE COR. OF THE NW 1/4 NE 1/4 SEC 15
135' ROW of the 60' P.M.
FOUND 3 1/4" BRASS CAP IN RANGE BOX AT
INTERSECTION OF 56th AND LOGAN ST.
STAMPED "J.W.D. 1/16/13 S. ROW"
510515 PLS 22032
AS PER MONUMENT RECORD
FILED 12/31/10

NW COR. OF THE NW 1/4 NE 1/4 SEC. 15
135' ROW of the 60' P.M.
FOUND 3 1/4" ALUM. CAP IN RANGE BOX AT
INTERSECTION OF 56th AND BRADWAY ST.
STAMPED "J.R. ENG. 135' ROW 1/4"
510515 PLS 22032
AS PER MONUMENT RECORD
FILED 07/05/06

NOT DIMENSIONED
IN CONVEYANCE
17 CONVEYANCE
COULD NOT SET
MONUMENT IN WAY

FOUND 1/2" REBAR
NO CAP
(NOT FOUND)

FOUND 20' ROW
W ORANGE PLASTIC CAP LIES

RECORDED CONVEYANCE LATER IN
PL. 1452 PGS. 256-257

DONALDSON, JAMES W
REC# 1300054240

LOT 1, BLOCK 1
EDGAR RESUBDIVISION

220 E. 56th AVE.

MUELLER, KENNETH A
REC#48264

TOTAL AREA:

131,660.86 Sq. Feet±
3.02 Acres±

N 00°18'45" W
630.00'

S 00°10'42" S
630.00'

ADS GROUPS LLC/METALWORKS
REC# 04000794240

TRUE POINT OF BEGINNING

N 89°01'42" E
209.00'

R.O.W. DEDICATION

6269.58 Sq. Feet±
0.14 Acres±

S 89°01'42" W
209.00'

