

## QUITCLAIM DEED

THIS DEED, made this 14 day of FEB., 2019, between **Lori L. Riojas and Steven Riojas**, whose legal address is 10010 Brigitte Drive, Northglenn, CO 80260, 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 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 the real property, together with improvements, if any, 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 **Marigold Street**

Also known by street and number as: **260 Marigold Drive**

Assessor's schedule or parcel numbers: part of **0171927319021**

**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, except 2017 taxes due in 2018 which grantor agrees to pay.

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.

BY: Lori L. Riojas  
Lori L. Riojas

BY: Steven Riojas  
Steven Riojas

STATE OF COLORADO )

County of Adams ) §

The foregoing instrument was acknowledged before me this 14 day of Feb, 2019, by Lori L. Riojas and Steven Riojas.

My commission expires:

8-21-19

Witness my hand and official seal.

Sherry A. Minear  
Notary Public

SHERRY A MINEAR  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19914001432

MY COMMISSION EXPIRES AUGUST 21, 2019

**EXHIBIT "A"**

**DEED FROM LORI AND STEVEN RIOJAS  
TO  
THE COUNTY OF ADAMS, STATE OF COLORADO**

Legal Description

A parcel of land being a portion of Lot 21, Block 1, of the SHERRELWOOD ESTATES FILING NO. 8, a Subdivision recorded on November 8, 1962 in File No. 11 Map 11 Reception No. 679075 in the Office of the Clerk and Recorder of Adams County, Colorado, located in the Southwest Quarter of Section 27, Township 2 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, being more particularly described as follows:

Beginning at the Northeasterly Corner of said Lot 21, thence South 23°52'06" West, along the Easterly line of said Lot 21, a distance of 10.00 feet;

Thence leaving said Easterly line, North 21°21'01" West, a distance of 14.09 feet to the beginning of a nontangent curve concave Southerly and having a radius of 655.00 feet, said curve being the Northerly line of said Lot 21;

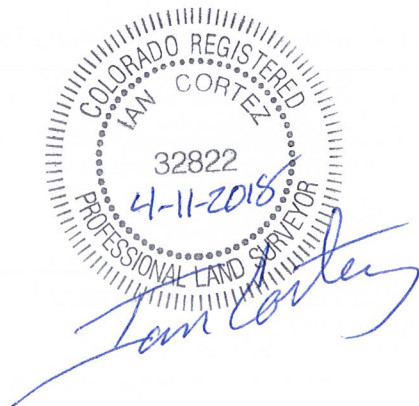
Thence Easterly along said curve to the right, and the Northerly line of said Lot 21, a distance of 10.00 feet through a central angle of 0°52'29", with a chord bearing South 66°34'08" East and a chord distance of 10.00 feet to the Point of Beginning.

Containing: 50 square feet, more or less.

Legal description prepared by:

Ian Cortez, PLS  
Colorado Professional  
Land Surveyor No. 32822  
For and on behalf of:  
Adams County, Colorado

Exhibit "B" attached and hereby made a part thereof.



# EXHIBIT "B"

