

WARRANTY DEED

THIS DEED, dated this _____ day of _____, 2018, between **Patricia Ortiz and Madeline Parra**, whose legal address is 191 Marigold Drive, Denver, Colorado 80221, of the County of Adams and State of Colorado, grantor(s), and **THE COUNTY OF ADAMS, State of Colorado**, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601 of the said County of Adams and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm, unto the grantee(s), its successors and assigns forever, all 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 **Marigold Drive**

Also known by street and number as: **191 Marigold Drive**

Assessor's schedule or parcel number: part of **01719-27-3-14-014**

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 said premises above bargained and described, with the appurtenances, unto the grantee(s), its successors and assigns forever. The grantor(s), for itself, its successors and assigns, do covenant, grant, bargain and agree to and with the grantee(s), its successors and assigns, that at the time of the ensealing and delivery of these presents, it is well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except oil, gas and mineral interests if any and except 2017 taxes due in 2018 which grantor agrees to pay.

The grantor(s) shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

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

By: Patricia Ortiz

Patricia Ortiz

STATE OF COLORADO)

County of Adams)§

The foregoing instrument was acknowledged before me this 08 day of January, 2018, by Patricia Ortiz.

My commission expires: 02/09/2019

PATRICIA LEON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074006004

MY COMMISSION EXPIRES 02/09/2019
Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

Witness my hand and official seal.

Patricia Leon
Notary Public

By: Madeline Parra
Madeline Parra

STATE OF COLORADO)
County of Adams)§

The foregoing instrument was acknowledged before me this 08 day of January, 2018, by
Madeline Parra.

My commission expires: 02/09/2019

Witness my hand and official seal.
Patricia Leon
Notary Public

PATRICIA LEON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074006004
MY COMMISSION EXPIRES 02/09/2019

EXHIBIT "A"

**DEED FROM PATRICIA ORTIZ AND MADELINE PARRA
TO
THE COUNTY OF ADAMS, STATE OF COLORADO**

Legal Description

A parcel of land being a portion of Lot 18, Block 32 of the SHERRELWOOD ESTATES FILING NO. 5, a Subdivision recorded on October 19, 1959 in File No. 10 Map 342 Reception No. 594560 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 6th Principal Meridian, being more particularly described as follows:

Beginning at the Southwesterly Corner of said Lot 18, thence North 23°52'06" East, along the Westerly line of said Lot 18, a distance of 5.00 feet to a point of tangency with a curve concave Westerly and having a radius of 974.00 feet;

Thence Northeasterly along said curve and the Westerly line of said Lot 18 a distance of 5.00 feet through a central angle of 0°17'39", with a chord bearing North 23°43'17" East and a chord distance of 5.00 feet;

Thence leaving said Westerly line, South 21°10'06" East, a distance of 14.15 feet to a point on the Southerly line of said Lot 18;

Thence North 66°07'54" West, along the Southerly line of said Lot 18, a 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.

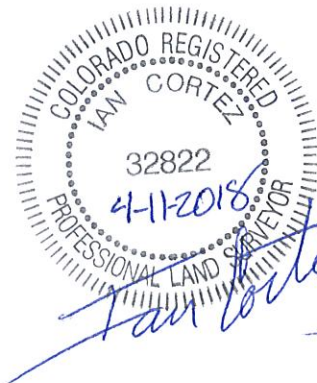


EXHIBIT "B"



CONIFER ROAD

PATRICIA ORTIZ AND MADELINE PARRA
LOT 18, BLOCK 32
SHERRELWOOD ESTATES FILING NO. 5

191 MARIGOLD DR.
PN: 1719-27-3-14-014

$L=5.00'$
 $R=974.00'$
 $\Delta=0^{\circ}17'39''$
ChBrg= $N23^{\circ}43'17''E$
 $LC=5.00'$

$N23^{\circ}52'06''E$
5.00'

POINT OF
BEGINNING

$N66^{\circ}07'54''W$
10.00'

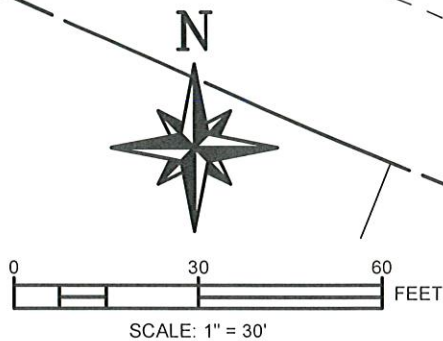
$S21^{\circ}10'06''E$
14.15'

AREA=
50 S.F., \pm

MARIGOLD DRIVE



ADAMS COUNTY
COLORADO



THIS EXHIBIT IS NOT A BOUNDARY SURVEY AND
SHOULD NOT BE USED AS SUCH. IT IS INTENDED ONLY
TO DEPICT THE ATTACHED LEGAL DESCRIPTION.