

## WARRANTY DEED

THIS DEED, dated this 7<sup>th</sup> day of November 2018, between **Fidel Mendez and Martha Mendez**, whose legal address is 210 West 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 **West Marigold Drive**

Also known by street and number as: **210 West Marigold Drive**

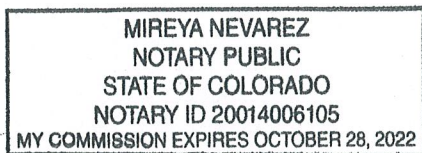
Assessor's schedule or parcel number: part of **0171924318001**

**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.



Fidel Mendez

By: Fidel Mendez

STATE OF COLORADO )

) §

County of Adams )

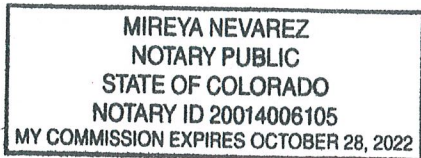
The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of November, 2018, by Fidel Mendez.

My commission expires: October 28, 2022

Witness my hand and official seal.

Mireya Nevarez

Notary Public



Martha Mendez

By: Martha Mendez

STATE OF COLORADO     )  
  ) §  
County of Adams     )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of November, 2018, by Martha Mendez.

My commission expires:

Witness my hand and official seal.

Mireya Naz \_\_\_\_\_  
Notary Public

**EXHIBIT "A"**

**DEED FROM FIDEL AND MARTHA MENDEZ  
TO  
THE COUNTY OF ADAMS, STATE OF COLORADO**

Legal Description

A parcel of land being a portion of Lot 1, Block 34 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 6<sup>th</sup> Principal Meridian, being more particularly described as follows:

Beginning at the Northwesternly Corner of said Lot 1, thence South 66°07'54" East, along the Northerly line of said Lot 1, a distance of 10.00 feet;

Thence leaving said Northerly line, South 68°52'06" West, a distance of 14.14 feet to a point on the Westerly line of said Lot 1;

Thence North 23°52'06" East, along the Westerly line of said Lot 1, a distance of 10.00 feet to the Point of Beginning.

Containing: 50 square feet, more or less.

Legal description prepared by:

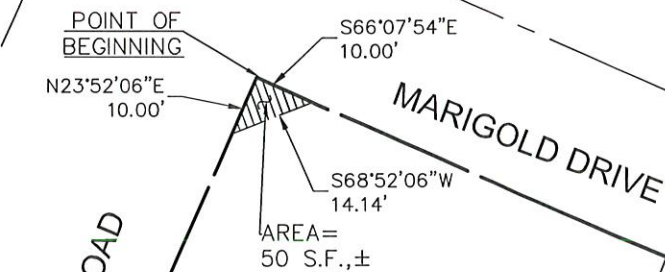
Ian Cortez, PLS  
Colorado Professional  
Land Surveyor No. 32822  
For and on behalf of:  
Adams County, Colorado

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





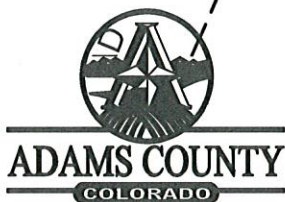
# EXHIBIT "B"



FIDEL AND MARTHA MENDEZ  
LOT 1, BLOCK 34  
SHERRELWOOD ESTATES FILING NO. 5  
210 MARIGOLD DR.  
PN: 1719-27-3-18-001



SCALE: 1" = 30'



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