

WARRANTY DEED

THIS DEED, dated this 23 day of March 2018, between **Gloria Calabrese**, whose legal address is 5855 Lowell Boulevard, Denver, CO 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 – ROW #2 attached hereto and incorporated herein by this reference.

Dedicated for Lowell Boulevard

Also known by street and number as: 5855 Lowell Boulevard

Assessor's schedule or parcel number: part of 01825-07-4-00-005

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 ensembling 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.

Gloria Calabrese

By: Gloria Calabrese

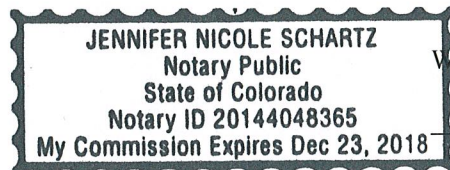
STATE OF COLORADO)

County of Adams) §

The foregoing instrument was acknowledged before me this 23 day of March, 2018, by Gloria Calabrese.

My commission expires:

Dec. 23, 2018



Witness my hand and official seal.

[Signature]

Notary Public

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

A PARCEL OF LAND, being a portion of the tract of land described in Warranty Deed recorded on December 22, 1975 in Book 2036 at Page 344 of the records in the office of the Clerk and Recorder of Adams County, Colorado, situated in the Southeast Quarter of Section 7, Township 3 South, Range 68 West of the 6th P.M., Adams County, Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 7;

Thence North 00°07'00" East along the East line of said Southeast Quarter, a distance of 1565.19 feet;

Thence South 89°40'03" West, a distance of 30.00 feet to the existing Westerly Right-of-Way of Lowell Boulevard, being the Point of Beginning;

Thence continuing South 89°40'03" West along the South line of said tract of land described in Book 2036 at Page 344, a distance of 6.00 feet;

Thence North 00°07'00" East, a distance of 174.08 feet;

Thence North 89°42'09" East along the North line of said tract of land described in Book 2036 at Page 344, a distance of 6.00 feet;

Thence South 00°07'00" West along said Westerly Right-of-Way of Lowell Boulevard, a distance of 174.08 feet to the Point of Beginning,

containing 1,044 square feet, or 0.0240 acre, more or less.

FWS FORESIGHT WEST
SURVEYING INC.

4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440

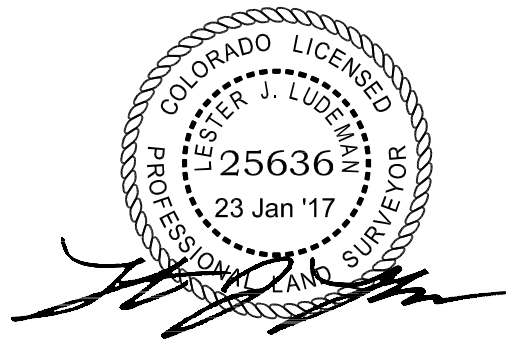


EXHIBIT - ROW #2

Page 2 of 2

Parcel 4
Hyland Hills Park
and Recreation District
PN 0182507401016



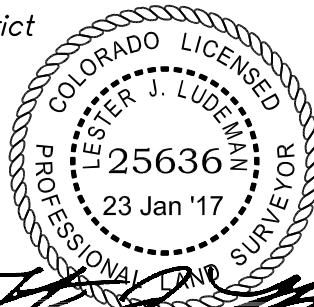
Line	Bearing	Distance
L1	S89°40'03"W	30.00'
L2	S89°40'03"W	6.00'
L3	N89°42'09"E	6.00'

Parcel 5
Gloria Calabrese
PN 0182507400005
Book 2036, Page 344

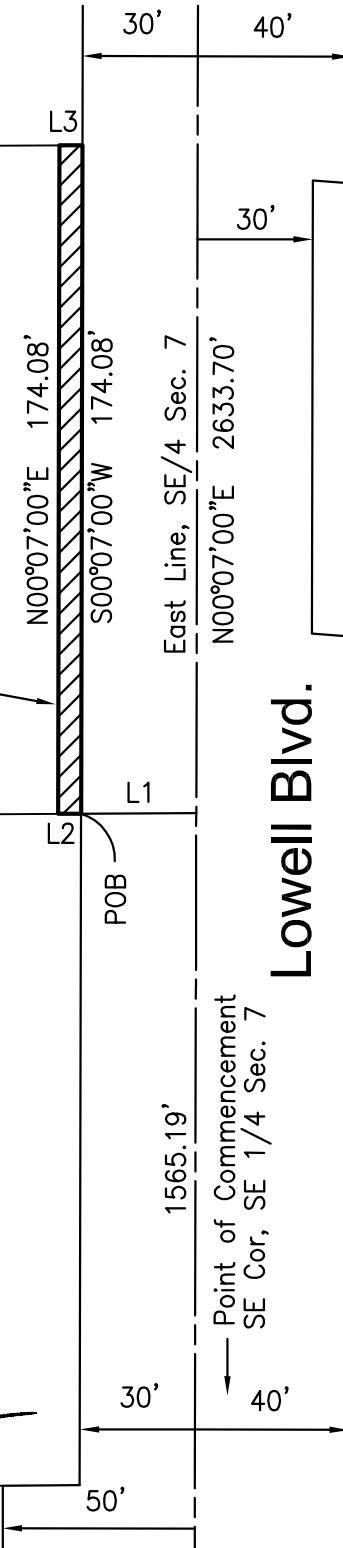
1,044 square feet
more or less

SE 1/4 Sec. 7
T 3 S, R 68 W

Parcel 6
Hyland Hills Park
and Recreation District
PN 0182507401016



[Handwritten signature]



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This illustration does not represent a monumented land survey
and is only intended to depict the accompanying description.