

WARRANTY DEED

THIS DEED, dated this 7th day of October, 2018, between **Kevin Ray Kitzmann and Patricia Ann Kitzmann**, whose legal address is 400 West 80th Avenue, 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 80th Avenue**

Also known by street and number as: **400 W. 80th Avenue**

Assessor's schedule or parcel number: part of **0171934204001**

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.

JESSICA ANAYA VAZQUEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184025630
MY COMMISSION EXPIRES JUNE 20, 2022

Kevin Ray Kitzmann

By: [Signature]

STATE OF COLORADO)

County of Adams) §

The foregoing instrument was acknowledged before me this 7th day of October, 2018, by Kevin Ray Kitzman.

My commission expires: June 20, 2022

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.)

Patricia Ann Kitzmann, Owner

By:

Patricia Ann Kitzmann

STATE OF COLORADO)
) §
County of Adams)

The foregoing instrument was acknowledged before me this 7th day of October, 2018, by Patricia Ann Kitzmann.

My commission expires: June 20, 2022

Witness my hand and official seal.

[Signature]

Notary Public

**JESSICA ANAYA VAZQUEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184025830
MY COMMISSION EXPIRES JUNE 20, 2022**

EXHIBIT "A"

DEED FROM KEVIN AND PATRICIA KITZMANN TO THE COUNTY OF ADAMS, STATE OF COLORADO

Legal Description

A parcel of land being a portion of Lot 1, Block 16, of the SHERRELWOOD ESTATES FILING NO. 1A, a Subdivision recorded on July 20, 1959, in File No. 10 Map 334 Reception No. 588159 in the Office of the Clerk and Recorder of Adams County, Colorado, located in the Northwest Quarter of Section 34, Township 2 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

Beginning at the Northwesternly Corner of said Lot 1, thence North 89°51'39" East, along the Northerly line of said Lot 1, a distance of 10.00 feet;

Thence leaving said Northerly line, South 44°52'43" West, a distance of 14.15 feet to a point on the Westerly line of said Lot 1;

Thence North 0°06'13" West, 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.

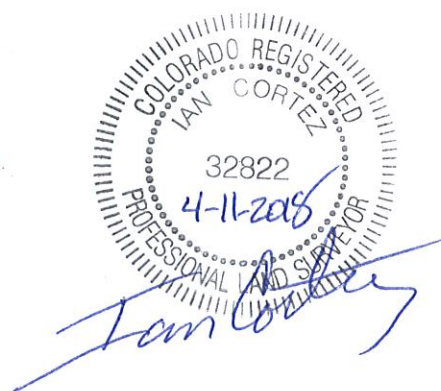


EXHIBIT "B"

POINT OF BEGINNING

N89°51'39"E
10.00'

W. 80th AVENUE

N0°06'13"W
10.00'

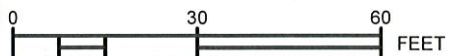
S44°52'43"W
14.15'

AREA=
50 S.F., ±

KEVIN AND PATRICIA KITZMANN
LOT 1, BLOCK 16
SHERRELWOOD ESTATES FILING NO. 1A

400 W 80th AVENUE
PN: 1719-34-2-04-001

CONIFER ROAD



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.