

QUITCLAIM DEED

THIS DEED, made this 17 day of July, 2019, between **Fernando Bencomo Portillo** and **Diana Villar**, whose legal address is 341 Elbert Way, Denver, CO 80221, 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 **Elbert Way**

Assessor's schedule or parcel number: part of **0171934207007**

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 2018 taxes due in 2019 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: _____

Fernando Bencomo Portillo

BY: _____

Diana Villar

STATE OF COLORADO)

) §

County of Adams)

The foregoing instrument was acknowledged before me this 07 day of 17, 2019, by Fernando Bencomo Portillo.

My commission expires: May 6, 2023

Witness my hand and official seal.

STATE OF COLORADO)

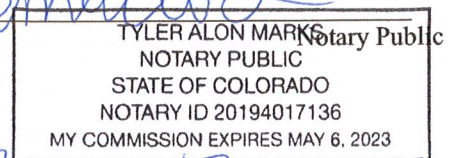
) §

County of Adams)

The foregoing instrument was acknowledged before me this 07 day of 17, 2019, by Diana Villar.

My commission expires: May 6, 2023

Witness my hand and official seal.



Notary Public

EXHIBIT "A"

DEED FROM FERNANDO PORTILLO AND DIANA VILLAR TO THE COUNTY OF ADAMS, STATE OF COLORADO

Legal Description

A parcel of land being a portion of Lot 12, Block 15, of the SHERRELWOOD ESTATES FILING NO. 1, a Subdivision recorded on December 24, 1958 in File No. 10 Map 301 Reception No. 569158 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 Southwesterly Corner of said Lot 12, thence North 26°43'15" West, along the Westerly line of said Lot 12, a distance of 10.00 feet;

Thence leaving said Westerly line, South 71°43'15" East, a distance of 14.14 feet to a point on the Southerly line of said Lot 12;

Thence South 63°16'45" West, along the Southerly line of said Lot 12, 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.

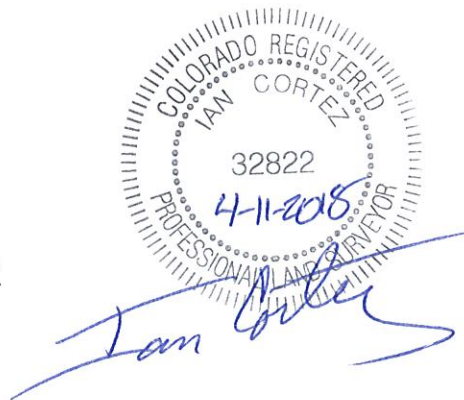


EXHIBIT "B"



FERNANDO PORTILLO AND DIANA VILLAR
LOT 12, BLOCK 15
SHERRELWOOD ESTATES FILING NO. 1

341 ELBERT WAY
PN: 1719-34-2-07-007

CONIFER ROAD

ELBERT WAY

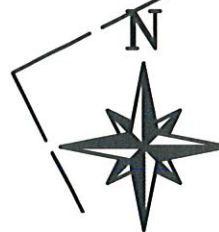
N26°43'15"W
10.00'

S71°43'15"E
14.14'

S63°16'45"W
10.00'

POINT OF
BEGINNING

AREA=
50 S.F., ±



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.