

WARRANTY DEED

THIS DEED, dated this 11 day of February, 2020, between **The Western Stock Show Association, a Colorado non-profit corporation**, whose address is 4665 Humboldt Street, Denver, CO 80216, 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 58th Avenue

Also known by street and number as: 5680 Franklin Street

Assessor's schedule or parcel number: part of 0182511400061

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 2019 taxes due in 2020 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.

and except other matters of record. (PA.)

The Western Stock Show Association, a Colorado non-profit corporation

By: Paul D. Arhars

Title: President + CEO

STATE OF Colorado)

County of Denver) §

The foregoing instrument was acknowledged before me this 11 day of February, 2020, by Anneliese Phippen as Executive Assistant of The Western Stock Show Association, a Colorado non-profit corporation

Witness my hand and official seal

My commission expires: 12/04/2021

Anneliese Louise Phippen
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174049535
MY COMMISSION EXPIRES 12/04/2021

Anneliese Phippen

Notary Public



Drexel, Barrell & Co.

JULY 31, 2019

EXHIBIT A

LEGAL DESCRIPTION PARCEL RW-36 RIGHT-OF-WAY DEDICATION

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

1800 38th Street
Boulder, CO 80301-2620

303.442.4338
303.442.4373 Fax

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. C0696528 IN THE ADAMS COUNTY RECORDS, LOCATED IN THE SE1/4 OF SECTION 11, T3S, R68W OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. C0696528 IN THE ADAMS COUNTY RECORDS, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF EAST 58TH AVENUE, SAID POINT ALSO BEING ON THE EASTERLY LINE OF FRANKLIN STREET; THENCE S89°53'51"E, 723.57 FEET ALONG SAID SOUTHERLY LINE OF EAST 58TH AVENUE AND ALONG THE NORTHERLY LINE OF SAID TRACT OF LAND TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE S00°07'44"E, 60.00 FEET ALONG THE EASTERLY LINE OF SAID TRACT OF LAND;

THENCE THE FOLLOWING FOUR (4) COURSES;

1. N89°53'51"W, 691.64 FEET;
2. S26°18'47"W, 50.45 FEET;
3. S00°05'50"W, 30.23 FEET;
4. S05°48'28"W, 90.36 FEET TO SAID EASTERLY LINE OF FRANKLIN STREET, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID TRACT OF LAND;

THENCE N00°07'44"W, 225.41 FEET ALONG SAID EASTERLY LINE OF FRANKLIN STREET AND ALONG SAID WESTERLY LINE OF SAID TRACT OF LAND TO THE **POINT OF BEGINNING**.

CONTAINING 1.034 ACRES OR 45056 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION PREPARED BY:
MATHEW E. SELDERS
DREXEL, BARRELL & CO.
1800 38TH STREET
BOULDER, CO 80301
(303) 442-4338

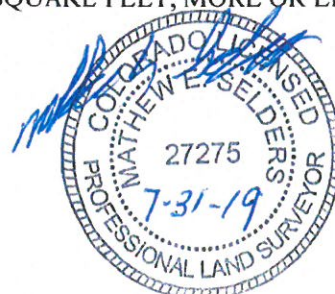
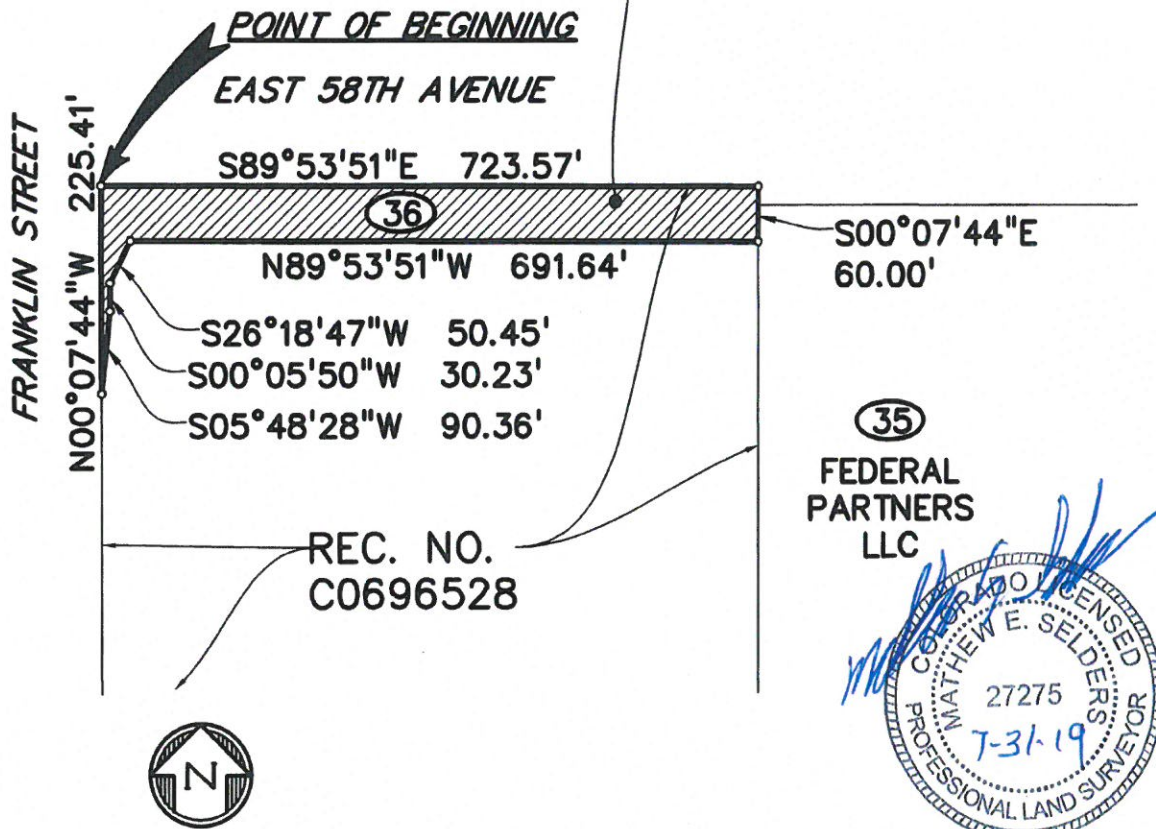


EXHIBIT PARCEL RW-36 R.O.W. DEDICATION

THE WESTERN STOCK
SHOW ASSOCIATION
5680 FRANKLIN ST
AREA = 45,056 SQ. FT.
+/-, 1.034 ACRES



SCALE 1" = 200'

NOTES

1. THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
2. INFORMATION PERTAINING TO OWNERSHIP & RIGHT-OF-WAY IS BASED UPON PUBLIC INFORMATION AVAILABLE FROM THE ADAMS COUNTY ASSESSORS OFFICE, AND DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP & EASEMENTS OF RECORD.

IN ACCORDANCE WITH CRS 13-80-105:

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Drexel, Barrell & Co.

Engineers/Surveyors

1800 38TH STREET BOULDER, COLORADO 80301 (303) 442-4338

BOULDER, COLORADO (303) 442-4338

COLORADO SPRINGS, COLORADO (719) 280-0887

GREELEY, COLORADO (970) 351-0645



Revisions - Date	Date	Drawn By	Job No.
	7/31/19	MNF	20961-00
	Scale	Checked By	Drawing No.
	1"=200'	MES	IN FILE