

## WARRANTY DEED

THIS DEED, dated this 28<sup>th</sup> day of January, 2020, between **Griffin Huff Kelley**, whose legal address is 7668 Ellen Lane, Denver, Colorado 80221-4108, 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: **Ellen Lane**

Also known by street and number as: **7668 Ellen Lane**

Assessor's schedule or parcel number: part of **0171934231004**

**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 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.

  
Griffin Huff Kelley

STATE OF COLORADO     )  
  ) §  
County of Broomfield     )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of January, 2020, by Griffin Huff Kelley.

My commission expires:

11/7/23

**JAMES F. LANDER JR.**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
**NOTARY ID 20194042256**  
**MY COMMISSION EXPIRES 11/07/2023**

Witness my hand and official seal.



Notary Public

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

**EXHIBIT "A"**

**DEED FROM GRIFFIN KELLEY  
TO  
THE COUNTY OF ADAMS, STATE OF COLORADO**

Legal Description

A parcel of land being a portion of Lot 1, Block 6, of the SHERRELWOOD ESTATES FILING NO. 4, a Subdivision recorded on October 19, 1959 in File No. 10 Map 343 Reception No. 594561 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 6<sup>th</sup> Principal Meridian, being more particularly described as follows:

Beginning at the Northwestern Corner of said Lot 1, thence North 40°07'45" East, along the Northerly line of said Lot 1, a distance of 10.00 feet;

Thence leaving said Northerly line, South 4°52'15" East, a distance of 14.14 feet to a point on the Westerly line of said Lot 1;

Thence North 49°52'15" 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"



ELLEN LANE

N40°07'45"E  
10.00'  
POINT OF  
BEGINNING

S4°52'15"E  
14.14'

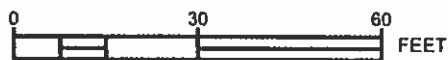
GRIFFIN KELLEY  
LOT 1, BLOCK 6  
SHERRELWOOD ESTATES FILING NO. 4

N49°52'15"W  
10.00'

AREA=  
50 S.F.,±

7668 ELLEN LN.  
PN: 1719-34-2-31-004

CONIFER ROAD



SCALE: 1" = 30'



ADAMS COUNTY  
COLORADO

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