

After recording, return to:  
Winthrop & Weinstine, P.A. (JLP)  
225 South Sixth Street, Suite 3500  
Minneapolis, MN 55402

**TERMINATION AND RELEASE  
OF  
REVERTER  
AND  
QUIT CLAIM DEED**

**THIS INDENTURE**, made this \_\_\_\_ day of \_\_\_\_\_, 2020, from the COUNTY OF ADAMS, STATE OF COLORADO, the legal address of which is 4330 S. Adams County Parkway, Brighton, CO 80601 (the “County”) to and in favor of the HOUSING AUTHORITY OF THE COUNTY OF ADAMS, d/b/a MAIKER HOUSING PARTNERS (formerly known as UNISON HOUSING PARTNERS) (“Maiker”);

**WITNESSETH;**

**WHEREAS**, the County has conveyed to Maiker by Special Warranty Deed dated November 13, 2018, filed in the Office of the Adams County Recorder of Deeds on November 15, 2018 as Reception No. 2018000092263 (the “Deed”) the parcel of land lying and being in the said Adams County, described in Exhibit A attached hereto (the “Property”);

**WHEREAS**, said conveyance was subject to a right of reverter (the “Reverter”) pursuant to the Deed;

**WHEREAS**, the conditions for termination and release of the Reverter, as set forth in the Deed have been met to the satisfaction of the County.

**NOW THEREFORE**, the County, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, to it in hand paid by Maiker, the receipt and sufficiency of which is hereby acknowledged, does hereby certify that all conditions for termination and release of the Reverter set forth in the Deed have been fully and duly performed and satisfied and that County hereby terminates and releases absolutely and forever the Reverter contained in the Deed, and for such purpose the County hereby conveys and quitclaims unto Maiker, its successors and

assigns, the Property as above described free and clear of the Reverter and any other reversionary interests in favor of the County.

*[Signature Page to Follow]*

**IN WITNESS WHEREOF**, the undersigned have executed this Indenture as of the day and year first above written.

**BOARD OF COUNTY  
COMMISSIONERS, COUNTY OF  
ADAMS, STATE OF COLORADO**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

Attest:

\_\_\_\_\_  
Deputy Clerk

Approved as to Form:

\_\_\_\_\_  
County Attorney's Office

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_ as the \_\_\_\_\_ of Board of County Commissioners, County of Adams, State of Colorado.

Witness my hand and official seal.

My commission expires:\_\_\_\_\_

\_\_\_\_\_  
Notary Public

( S E A L )

**IN WITNESS WHEREOF**, the undersigned have executed this Indenture as of the day and year first above written.

**THE HOUSING AUTHORITY OF THE  
COUNTY OF ADAMS, COLORADO  
d/b/a MAIKER HOUSING PARTNERS,**  
a Colorado housing authority

By: \_\_\_\_\_  
Name: Peter F. LiFari  
Title: Executive Director

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Peter F. LiFari as the Executive Director of The Housing Authority of the County of Adams, State of Colorado d/b/a Maiker Housing Partners, a Colorado housing authority.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

( S E A L )

**Exhibit A**  
**[Legal Description]**

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., AS DETERMINED BY GNSS AND TERRESTRIAL OBSERVATIONS. SAID LINE BEARS NORTH 00°05'02" WEST RELATIVE TO THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE, AND IS MONUMENTED IN THE FIELD AS DESCRIBED HEREON.

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND CONSIDERING THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER TO BEAR  
NORTH 00°05'02" WEST;

THENCE SOUTH 89°44'34" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 30.00 FEET TO WESTERLY RIGHT-OF-WAY LINE OF BROADWAY, BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°05'02" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BROADWAY, A DISTANCE OF 235.70 FEET TO THE NORTHEAST CORNER OF LOT 35, BLOCK 4, WESTERN HILLS FILING NO. 1, AS RECORDED OCTOBER 7, 1954 IN PLAT BOOK 5, PAGE 36, FILE 10, MAP 82, RECEPTION NO. 430673;

THENCE SOUTH 89°40'08" WEST, A DISTANCE OF 629.37 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SAID POINT LYING 1082.55 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH 00°03'44" WEST ALONG SAID WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 236.46 FEET;

THENCE SOUTH 89°45'21" WEST ALONG THE NORTH LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 555.29 FEET;

THENCE ALONG THE SOUTH LINE OF BLOCK 5 OF SAID WESTERN HILLS FILING NO. 1 THE FOLLOWING THREE (3) COURSES:

1. NORTH 66°18'11" EAST, A DISTANCE OF 105.87 FEET;
2. NORTH 85°44'50" EAST, A DISTANCE OF 139.83 FEET;
3. NORTH 89°53'39" EAST, A DISTANCE OF 948.09 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 5, WESTERN HILLS FILING NO. 1;

THENCE SOUTH 00°05'45" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BROADWAY, A DISTANCE OF 49.43 FEET TO THE POINT OF BEGINNING,

CONTAINING 205,239 SQUARE FEET, OR 4.7116 ACRES, MORE OR LESS

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