

## WARRANTY DEED

THIS DEED, dated this 14 day of July, 2020, between **Ground Intertec, Inc.**, whose address is 41 Inverness Drive East, Englewood, CO, 80112, 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 and in consideration of the sum of ten dollars (\$10.00), and 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.

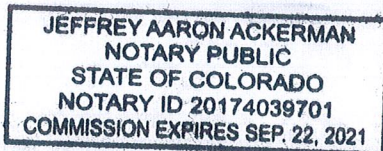
Also known by street and number as: 7393 Dahlia Street  
Assessor's schedule or parcel number: part of 0172131304006

**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 enrolling 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 interests of record.

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.



Ground Intertec, Inc.

By: Andrew Suedkamp

Print: Andrew Suedkamp

Title: Manager

STATE OF Colorado )  
 ) §  
County of Arapahoe )

The foregoing instrument was acknowledged before me this 14 day of July, 2020, by Andrew Suedkamp, as Manager of Ground Intertec, Inc.

Witness my hand and official seal.

My commission expires:

Jeffrey Ackerman  
Notary Public



**EXHIBIT A**  
**PROJECT CODE: 30561604W**  
**PROJECT NUMBER: IMP 2016-00005**  
**PROPERTY DESCRIPTION**  
**RIGHT OF WAY PARCEL NUMBER: RW-2**

A tract or parcel of land over and across that parcel of land described as Lot 1, Block 1, D & D James Subdivision Amendment No. 1 recorded at Reception No. 2018000080416 in the Public Records of Adams County, located in the South Half of the Southwest Quarter of Section 31, Township 2 South, Range 67 West, of the Sixth Principal Meridian, County of Adams, State of Colorado, said parcel being more particularly described as follows:

For the purposes of this description the bearings are referenced to the East Line of the North Half of the Southwest Quarter of Section 31, Township 2 South, Range 67 West, of the Sixth Principal Meridian, bearing North 00°20'20" West, a distance of 1321.84 feet.

Monumented by a 2½" Aluminum Cap marked LS 20155 1991 at the Center-South Sixteenth Corner (Southeast Corner North Half Southwest Quarter) and by a P.K. Nail at the Center Quarter Corner.

Commencing at the Center-South Sixteenth Corner (Southwest Corner North Half Southeast Quarter) of Section 31, Township 2 South, Range 67 West of the 6th Principal Meridian;

THENCE South 48°27'25" West, a distance of 106.41 feet to a point on the northeasterly line of Lot 1, Block 1, D & D James Subdivision Amendment No. 1 recorded at Reception No. 2018000080416 in the Public Records of Adams County, the south right of way line of E. 74th Avenue and the Point of Beginning;

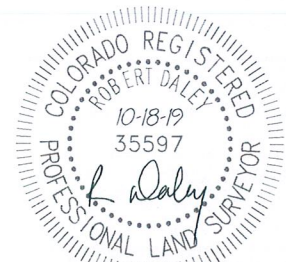
THENCE along said northeasterly line and the right of way line for East 74th Avenue and Dahlia Street along a curve to the right, an arc length of 59.65 feet, said curve having a radius of 50.00 feet, a delta angle of 68°20'56", a chord bearing of South 56°13'59" East and a chord length of 56.17 feet;

THENCE North 63°18'51" West, a distance of 19.70 feet;

THENCE North 00°00'00" East, a distance of 9.76 feet;

THENCE North 66°33'52" West, a distance of 31.71 feet to the Point of Beginning.

Containing 256 Square Feet, or 0.006 Acres, more or less.



FOR AND ON BEHALF OF  
DALEY LAND SURVEYING INC.,  
Robert Daley, PLS 35597

OWNER

**GROUND INTERTEC INC**

APN. 0172131304005

CALC: AVV DATE: 10/18/2019

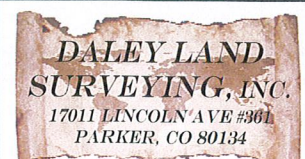
DRWN: AVV JOB No. 1503-014

SHEET 1 OF 2

**RIGHT OF WAY  
PARCEL NO. RW-2**

S 1/2 SW 1/4 SEC. 31, T.2S., R.67W.  
ADAMS COUNTY, COLORADO

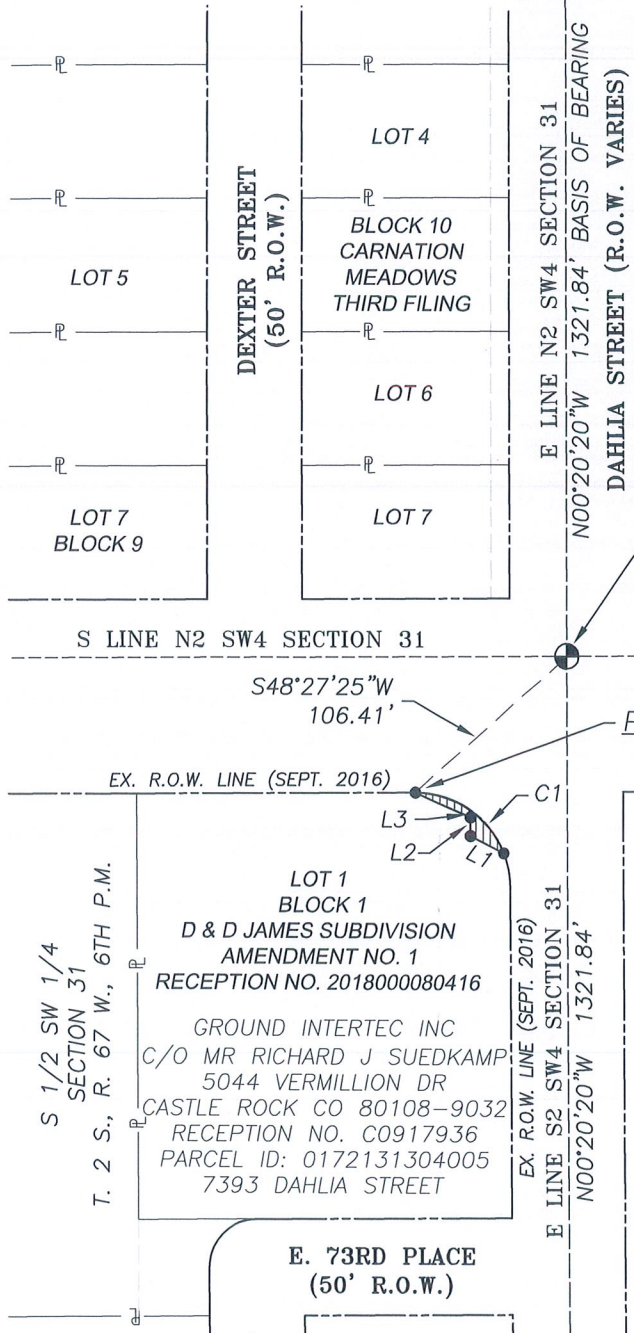
THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.





# ILLUSTRATION TO EXHIBIT A

CENTER QUARTER CORNER  
SECTION 31  
T. 2 S., R. 67 W.  
FND P.K. NAIL



N 1/2 SE 1/4  
SECTION 31  
T. 2 S., R. 67 W., 6TH P.M.

LOT 1  
HONNEN TRACT SECOND FILING  
RECEPTION NO. B123619

POINT OF COMMENCEMENT  
C-S SIXTEENTH CORNER  
(SOUTHEAST CORNER NORTH HALF SOUTHWEST QUARTER)  
SECTION 31, T. 2 S., R. 67 W.  
FND 2 1/2" ALUM CAP LS 20155 1991

S LINE N2 SW4 SECTION 31

S LINE N2 SE4 SECTION 31

S48°27'25"W  
106.41'

POINT OF BEGINNING

EAST 74TH AVENUE  
(R.O.W. VARIES)

EX. R.O.W. LINE (SEPT. 2016)

LOT 1  
BLOCK 1  
D & D JAMES SUBDIVISION  
AMENDMENT NO. 1  
RECEPTION NO. 2018000080416  
GROUND INTERTEC INC  
C/O MR RICHARD J SUEDEKAMP  
5044 VERMILLION DR  
CASTLE ROCK CO 80108-9032  
RECEPTION NO. C0917936  
PARCEL ID: 0172131304005  
7393 DAHLIA STREET

PART OF BLOCK 2  
HONNEN TRACT  
RECEPTION NO. 897923

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	59.65'	50.00'	68°20'56"
	CHORD BEARING	CHORD LENGTH	
C1	S56°13'59"E	56.17'	

LINE	BEARING	DISTANCE
L1	N63°18'51"W	19.70'
L2	N00°00'00"E	9.76'
L3	N66°33'52"W	31.71'

S 1/2 SE 1/4  
SECTION 31  
T. 2 S., R. 67 W., 6TH P.M.

OWNER

GROUND INTERTEC INC

RIGHT OF WAY  
PARCEL NO. RW-2

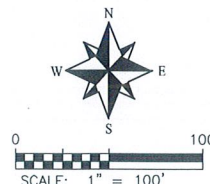
S 1/2 SW 1/4 SEC. 31, T.2S., R.67W.  
ADAMS COUNTY, COLORADO

APN. 0172131304005

CALC: AVV DATE: 10/18/2019

DRWN: AVV JOB No. 1503-014

SHEET 2 OF 2



THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.

