

WHEN RECORDED RETURN TO:
Adams County, Colorado
4430 South Adams County Pkwy
Brighton, CO 80601



First American

File Number: 13833-3470686

SPECIAL WARRANTY DEED

THIS DEED, Made this 13th day of August, 2020, between **LRK, LLC, a Colorado limited liability company** duly organized and existing under and by virtue of the laws of the State of Colorado, grantor, and **Adams County, Colorado** whose legal address is 4430 South Adams County Pkwy, Brighton, CO 80601 of the County of Adams and State of Colorado, grantee:

WITNESSETH, That the grantor, for and in consideration of the sum of **TWO MILLION AND NO/100 DOLLARS (\$2,000,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs, successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Adams, State of Colorado, described as follows:

A tract of land lying within the Baumgartner Tract described in Plat recorded May 23, 1972 in Map F13 Page 51, Reception No. 960917, County of Adams, State of Colorado, and also described as follows:

That part of the Northeast Quarter of Section 27, Township 1 South, Range 67 West of the 6th P.M., Adams County, Colorado, described as:

Beginning at the North 1/4 corner of said Section 27; thence S 00°24'01"W along the West line of said Northeast 1/4 a distance of 30.00 feet to the True Point of Beginning; thence continuing S00°24'01"W along the said West line a distance of 1228.03 feet to a point on the Westerly line of Riverdale Road; thence along said Westerly line as follows: N51°48'55"E, 389.14 feet; thence N44°59'11"E, 173.50 feet; thence N34°25'26"E, 174.09 feet; thence N31°08'47"E, 842.58 feet to a point 30.00 feet South of the North line of said Section 27; thence N90°00'00"W parallel with said North line a distance of 954.17 feet to the True Point of Beginning, County of Adams, State of Colorado.

also known by street and number as: **13600 Riverdale Road, Brighton, CO 80602**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and 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, 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 his heirs, and assign forever. The grantor for his heirs and personal representatives or successors, does covenant and agree that this shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor except general taxes for the current year and subsequent years, and subject to statutory exceptions.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Doc Fee: \$200.00

IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its **Manager**, and its corporate seal to be hereunto affixed, attested by its **Manager**, the day and year first above written.

LRK, LLC, a Colorado limited liability company

By: Kevin Braun
Kevin Braun as Manager

State of Colorado)
County of Danver)ss

The foregoing instrument was acknowledged to before me this 13th day of August, 2020 by **Kevin Braun**, the **Manager** of **LRK, LLC, a Colorado limited liability company**.

Witness my hand and official seal.

My commission expires: 07-17-2021

[Signature]
Notary Public

