

SPECIAL WARRANTY DEED

THIS DEED, dated this 10th day of July, 2020, between **Prakash Sitaula and Kabita Parajuli**, whose address is 3380 East 140th Place, Thornton, Colorado, 80602, grantor(s), and **THE COUNTY OF ADAMS, State of Colorado**, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601 of the County of Adams and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of five thousand one hundred fifty and NO/100 dollars (\$5,150.00), 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 & B" attached hereto and incorporated herein by this reference.

Also known by street and number as: 7590 Pecos Street

Assessor's schedule or parcel number: part of 0171933400001

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, does covenant, and agree that it 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, by, through or under grantor(s), except and subject to matters of record, and except interests of record.

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

Prakash Sitaula

Kabita Parajuli

By: Prakash

By: Kabita

Title: Owner

Title: Owner

STATE OF Colorado)

County of Adams) §

The foregoing instrument was acknowledged before me this 10 day of July, 2020, Kabita Parajuli and Sitaula Prakash, as owners.

Witness my hand and official seal.

My commission expires:

MARISSA HILLJE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194046420

MY COMMISSION EXPIRES 12/12/2023

Name and Address of Person Creating Newly Created Legal Description (§20-35-106.5, C.R.S.)

Notary Public

EXHIBIT "A"

**DEED FROM PRAKASH SITAULA AND KABITA PARAJULI,
TO
THE COUNTY OF ADAMS, STATE OF COLORADO**

Legal Description

Being a portion of Parcel 1 as described in the Special Warranty Deed recorded on May 19, 2014 in Reception No. 2014000030390 in the Office of the Clerk and Recorder of Adams County, Colorado, located in the Southeast Quarter of Section 33, Township 2 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

Beginning at the Northwest Corner of said Parcel 1, thence North 89°32'18" East, along the North line of said Parcel 1, a distance of 28.75 feet;

Thence leaving said North line, South 44°48'00" West, a distance of 40.89 feet to the West line of said Parcel 1;

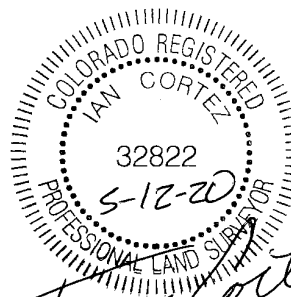
Thence North 00°03'41" East, along the West line of said Parcel 1, a distance of 28.75 feet to the Point of Beginning.

Containing: 413 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.



A handwritten signature in black ink, appearing to read "Ian Cortez", written over the bottom portion of the professional seal.

ADAMS COUNTY PUBLIC WORKS
EXHIBIT "B"

LOCATED in the SE1/4 of SEC 33, T2S, R68W of the 6th P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



EL PASO BOULEVARD

POINT OF
BEGINNING

N89°32'18"E
28.75'

N00°03'41"E
28.75'

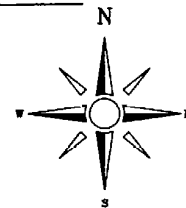
PECOS STREET

S44°48'00"W
40.84'

AREA =
415 S.F.,±

UNPLATTED
PARCEL 1
(REC. #2014000303390)

PRAKASH SITLAULA
KABITA PARAJULI



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

LINEAL UNITS=US SURVEY FEET

