

PLANNING COMMISSION FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION RECOMMENDING ACCEPTANCE OF A SPECIAL WARRANTY DEED  
FROM PRAKASH SITAULA AND KABITA PARAJULI TO ADAMS COUNTY  
FOR RIGHT-OF-WAY PURPOSES

At the regular meeting for the Planning Commission for Adams County, Colorado, held at County Government Center in Brighton on Thursday the 14th day of January, 2021, the following proceedings and others were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of acceptance by the Board of County Commissioners of a Special Warranty Deed from Prakash Sitaula and Kabita Parajuli for the installation, operation, maintenance, and replacement of traffic signal equipment and all of their appurtenances thereto, on the following described land to wit:

Legal description as set forth in Exhibit "A & B" attached hereto and incorporated herein by this reference.

WHEREAS, this Special Warranty Deed is in conjunction with the DRCOG Traffic Signal Cabinet Upgrade project, for a portion of 7590 Pecos Street, located in the Southeast Quarter of Section 33, Township 2 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED, that the Adams County Planning Commission recommends to the Board of County Commissioners that said Special Warranty Deed be accepted by the Board of County Commissioners.

Upon a motion duly made and seconded, the foregoing resolution was adopted.

I, Justin Martinez, Chairperson/Acting Chairperson of the Adams County Planning Commission do hereby certify that the annexed foregoing resolution is a true and correct record of the proceedings of the Adams County Planning Commission.

  
\_\_\_\_\_  
Chairperson/Acting Chairperson  
Adams County Planning Commission



**SPECIAL WARRANTY DEED**

THIS DEED, dated this 10<sup>th</sup> day of July, 2020 between **Prakash Sitaula and Kabita Parajuli**, whose address is 3380 East 140<sup>th</sup> 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

Name and Address of Person Creating Newly Created Legal Description (3-28-35-106.5, C.R.S.)

[Signature]  
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 6<sup>th</sup> 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.





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'

S44°48'00"W  
40.84'

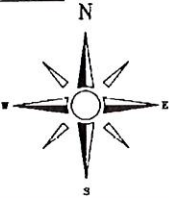
AREA =  
415 S.F.,±

N00°03'41"E  
28.75'

PECOS STREET

UNPLATTED  
PARCEL 1  
(REC. #2014000303390)

PRAKASH SITAULA  
KABITA PARAJULI



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.

LINEAL UNITS=US SURVEY FEET



