

Doc Fee: Tax Exempt

### WARRANTY DEED

THIS DEED, dated this 15<sup>th</sup> day of December 20 20, between **THE MILES FAMILY LIMITED LIABILITY LIMITED PARTNERSHIP, A Colorado Limited Liability Limited Partnership**, whose address is 6969 E. 11<sup>th</sup> Avenue, Denver, Colorado 80220, 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 Seven Thousand Four Hundred Forty Seven and no/100 Dollars (\$7,447.00), 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: 7725 Dahlia Street, Commerce City, CO 80022

Assessor's schedule or parcel number: part of 0172131205002

0172131205001

**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 oil, gas and mineral interests if any.

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.

**THE MILES FAMILY LIMITED LIABILITY LIMITED PARTNERSHIP**

By: [Signature]

By: [Signature]

Print: Daniel C. Miles

Print: Roslyn E. Miles

Title: General Partner

Title: General Partner

STATE OF CO)

County of Denver) §

The foregoing instrument was acknowledged before me this 14 day of Dec., 2020,  
Daniel C. Miles and Roslyn E. Miles, as General Partners of The Miles Family Limited Liability Partnership

Witness my hand and official seal.

My commission expires: 8-19-24

[Signature]

Notary Public

**CASSIDEE SCHMIDT**  
**NOTARY PUBLIC**

**STATE OF COLORADO**  
NOTARY ID 20164032013

My Commission Expires: August 19, 2024



**EXHIBIT A**  
**PROJECT CODE: 30561604W**  
**PROJECT NUMBER: IMP 2016-00005**  
**PROPERTY DESCRIPTION**  
**RIGHT OF WAY PARCEL NUMBER: RW-28**

A tract or parcel of land over and across that parcel of land described at Reception No. C1071667 as Lot 2, Billkort Subdivision at Reception No. B088220 recorded in the Public Records of Adams County, located in the South Half of the Northwest 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 Northwest Quarter of Section 31, Township 2 South, Range 67 West, of the Sixth Principal Meridian, bearing North 00°16'04" West, a distance of 2652.86 feet. Monumented by a P.K. Nail at the Center Quarter Corner and by a #6 rebar inside a 2" diameter pipe at the North Quarter Corner.

Commencing at the Center Quarter Corner of Section 31, Township 2 South, Range 67 West of the 6th Principal Meridian;

THENCE North 00°16'04" West along the East Line of said Northwest Quarter of Section 31, a distance of 901.85 feet to the south line extended of Lot 2, Billkort Subdivision described at Reception No. B088220 recorded in the Public Records of Adams County;

THENCE South 89°43'56" West, along said south line extended, a distance of 35.00 feet to the southeast corner of said Lot 2 and the Point of Beginning;

THENCE continuing South 89°43'56" West along the south line of said Lot 2, a distance of 5.00 feet;

THENCE North 00°16'04" West, parallel with and 5.00 feet west of the east line of said Lot 2 and the west right of way line of Dahlia Street, a distance of 125.00 feet to the north line of said Lot 2;

THENCE North 89°43'56" East, a distance of 5.00 feet to the northeast corner of said Lot 2 and the west right of way line of Dahlia Street;

THENCE South 00°16'04" East, along said east line and said west right of way line, a distance of 125.00 feet to the Point of Beginning.

Containing 625 Square Feet, or 0.014 Acres, more or less.



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

<b>OWNER</b> MILES FAMILY LLLP		<b>RIGHT OF WAY PARCEL NO. RW-28</b>  S 1/2 NW 1/4 SEC. 31, T.2S., R.67W. ADAMS COUNTY, COLORADO	<b>THIS DOES NOT REPRESENT A MONUMENTED SURVEY.</b>  <b>DALEY LAND SURVEYING, INC.</b> 17011 LINCOLN AVE #301 PARKER, CO 80134
APN. 0172131205002			
CALC: AVV	DATE: 10/18/2019		
DRWN: AVV	JOB No. 1503-014		
SHEET 1 OF 2			

NORTH QUARTER CORNER  
SECTION 31, T. 2 S., R. 67 W.  
FND #6 REBAR INSIDE A 2" DIAMETER PIPE

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

N89°43'56"E  
5.00'

MILES FAMILY LIMITED LIABILITY LIMITED  
PARTNERSHIP  
6969 E 11TH AVE  
DENVER CO 80220-4842  
RECEPTION NO. C1071667  
PARCEL ID: 0172131205002  
7725 DAHLIA STREET

ACCESS EASEMENT  
RECEPTION NO. 2013000027371

S89°43'56"W  
5.00'

LOT 1  
BILLKORT SUBDIVISION RECEPTION  
NO. B088220

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

LOT 2  
ZAGO TRACT  
AMENDMENT NO. 1  
RECEPTION NO.  
2011000052130

DAHLIA STREET (R.O.W. VARIES)

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

S89°43'56"W  
35.00'

E LINE NW4 SECTION 31  
N00°16'04"W 2652.86' BASIS OF BEARING

N00°16'04"W 901.85'

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

OWNER

***MILES FAMILY LLLP***

APN. 0172131205002

CALC: AWV	DATE: 10/18/2019
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DRWN: AVV	JOB No. 1503-014
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SHEET 2 OF 2

RIGHT OF WAY  
PARCEL NO. RW-28

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



THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.

**DALEY LAND  
SURVEYING, INC.**  
17011 LINCOLN AVE #361  
PARKER, CO 80134



**EXHIBIT A**  
**PROJECT CODE: 30561604W**  
**PROJECT NUMBER: IMP 2016-00005**  
**PROPERTY DESCRIPTION**  
**RIGHT OF WAY PARCEL NUMBER: RW-29**

A tract or parcel of land over and across that parcel of land described at Reception No. C1071667 as Lot 3, Billkort Subdivision as recorded at Reception No. B088220 in the Public Records of Adams County, located in the South Half of the Northwest 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 Northwest Quarter of Section 31, Township 2 South, Range 67 West, of the Sixth Principal Meridian, bearing North 00°16'04" West, a distance of 2652.86 feet. Monumented by a P.K. Nail at the Center Quarter Corner and by a #6 rebar inside a 2" diameter pipe at the North Quarter Corner.

Commencing at the Center Quarter Corner of Section 31, Township 2 South, Range 67 West of the 6th Principal Meridian;

THENCE North 00°16'04" West along the East Line of said Northwest Quarter of Section 31, a distance of 1026.85 feet to the south line extended of Lot 3, Billkort Subdivision at Reception No. B088220 recorded in the Public Records of Adams County;

THENCE South 89°43'56" West, along said south line extended, a distance of 35.00 feet to the southeast corner of said Lot 3 and the Point of Beginning;

THENCE continuing South 89°43'56" West along the south line of said Lot 3, a distance of 5.00 feet;

THENCE North 00°16'04" West, parallel with and 5.00 feet west of the east line of said Lot 3 and west right of way line of Dahlia Street, a distance of 106.55 feet;

THENCE North 05°24'15" East, a distance of 50.59 feet to the east line of said Lot 3 and said west right of way line of Dahlia Street;

THENCE South 00°16'04" East, along said east line and said west right of way line, a distance of 156.89 feet to the Point of Beginning.

Containing 659 Square Feet, or 0.015 Acres, more or less.



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

OWNER <b>MILES FAMILY LLLP</b>		<b>RIGHT OF WAY PARCEL NO. RW-29</b>  S 1/2 NW 1/4 SEC. 31, T.2S., R.67W. ADAMS COUNTY, COLORADO	<b>THIS DOES NOT REPRESENT A MONUMENTED SURVEY.</b>  <b>DALEY LAND SURVEYING, INC.</b> 17011 LINCOLN AVE #301 PARKER, CO 80134
APN: 0172131205001			
CALC: AVV	DATE: 10/18/2019		
DRWN: AVV	JOB No. 1503-014		
SHEET 1 OF 2			

# ILLUSTRATION TO EXHIBIT A

NORTH QUARTER CORNER  
SECTION 31, T. 2 S., R. 67 W.  
FND #6 REBAR INSIDE A 2" DIAMETER PIPE

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

INTERSTATE HIGHWAY 76  
(R.O.W. VARIES)

LOT 3  
BILLKORT SUBDIVISION  
RECEPTION NO. B088220

MILES FAMILY LIMITED LLLP  
PARCEL ID: 0172131205001

LOT 2  
BILLKORT SUBDIVISION  
RECEPTION NO. B088220

POINT OF BEGINNING

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

E LINE NW4 SECTION 31  
N00°16'04"W 2652.86' BASIS OF BEARING

DAHLIA STREET (R.O.W. VARIES)

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

LOT 2  
ZAGO TRACT  
AMENDMENT NO. 1  
RECEPTION NO.  
2011000052130

N05°24'15"E  
50.59'

S00°16'04"E  
156.89'

S89°43'56"W  
5.00'

S89°43'56"W  
35.00'

N00°16'04"W 1026.85'

OWNER  
MILES FAMILY LLLP

RIGHT OF WAY  
PARCEL NO. RW-29

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



0 60  
SCALE: 1" = 60'

THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.

DALEY LAND  
SURVEYING, INC.  
17011 LINCOLN AVE #301  
PARKER, CO 80134

APN. 0172131205001  
CALC: AVV DATE: 10/18/2019  
DRWN: AVV JOB No. 1503-014  
SHEET 2 OF 2

\\Survey\1503014\Drawings\Right of Way Legal Description - Right of Way Exhibit RW-29.dwg