

WARRANTY DEED

THIS DEED, dated this 16th day of June, 2020, between **Your Company, LLC**, a Colorado Limited Liability Company, whose address is 1120 Lincoln Street, Suite 1100, Denver, Colorado 80203, 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 and no/100 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: 7505 Dahlia Street, Commerce City, CO 80022

Assessor's schedule or parcel number: part of 0172131314002

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 ensembling 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.

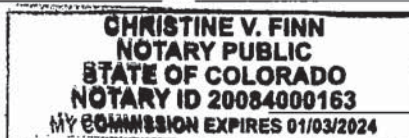
IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

Name YOUR COMPANY, LLC
By: [Signature]
Print: MICHAEL M. KATZ
Title: PRESIDENT
MEMBER, THE GWENNE ROGERS
TRUST, DATED APRIL 16, 2001,
KATZ, LOOK + NORATO, P.C.,
TRUSTEE

STATE OF Colorado)
County of Denver) §

The foregoing instrument was acknowledged before me this 16th day of June, 2020,
Michael M. Katz, as _____ of _____.

Witness my hand and official seal.
My commission expires: 1/3/2024



[Signature]
Notary Public

EXHIBIT A
PROJECT CODE: 30561604W
PROJECT NUMBER: IMP 2016-00005
PROPERTY DESCRIPTION
RIGHT OF WAY PARCEL NUMBER: RW-17

A tract or parcel of land over and across that parcel of land described as the North 30 feet of Lot 1, Lawrence Tract recorded at Reception No. 2016000023734 in the Public Records of Adams County, located in the North 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 2 $\frac{1}{2}$ " 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 (Southeast Corner North Half Southwest Quarter) of Section 31, Township 2 South, Range 67 West of the 6th Principal Meridian;

THENCE North 00°20'20" West along the East Line of the North Half of the Southwest Quarter of said Section 31, a distance of 1085.47 feet to the south line extended of the North 30 feet of Lot 1, Lawrence Tract recorded at Reception No. 2016000023734 in the Public Records of Adams County;

THENCE South 89°39'40" West, along said south line extended, a distance of 35.00 feet to the southeast corner of said North 30 feet of Lot 1 and the Point of Beginning;

THENCE continuing South 89°39'40" West along the south line of said North 30 feet of Lot 1, a distance of 5.00 feet;

THENCE North 00°20'20" West, parallel with and 5.00 feet west of the east line of said North 30 feet of Lot 1 and the west right of way line of Dahlia Street, a distance of 30.00 feet to the north line of said Lot 1;

THENCE North 89°39'40" East, along said north line, a distance of 5.00 feet to the northeast corner of said Lot 1 and said west right of way line of Dahlia Street;

THENCE South 00°20'20" East, along said west line, a distance of 30.00 feet to the Point of Beginning.

Containing 150 Square Feet, or 0.003 Acres, more or less.



THIS DOES NOT REPRESENT
A MONUMENTED SURVEY.

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

OWNER

YOUR COMPANY LLC

**RIGHT OF WAY
PARCEL NO. RW-17**

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

APN: 0172131314002

CALC: AVV

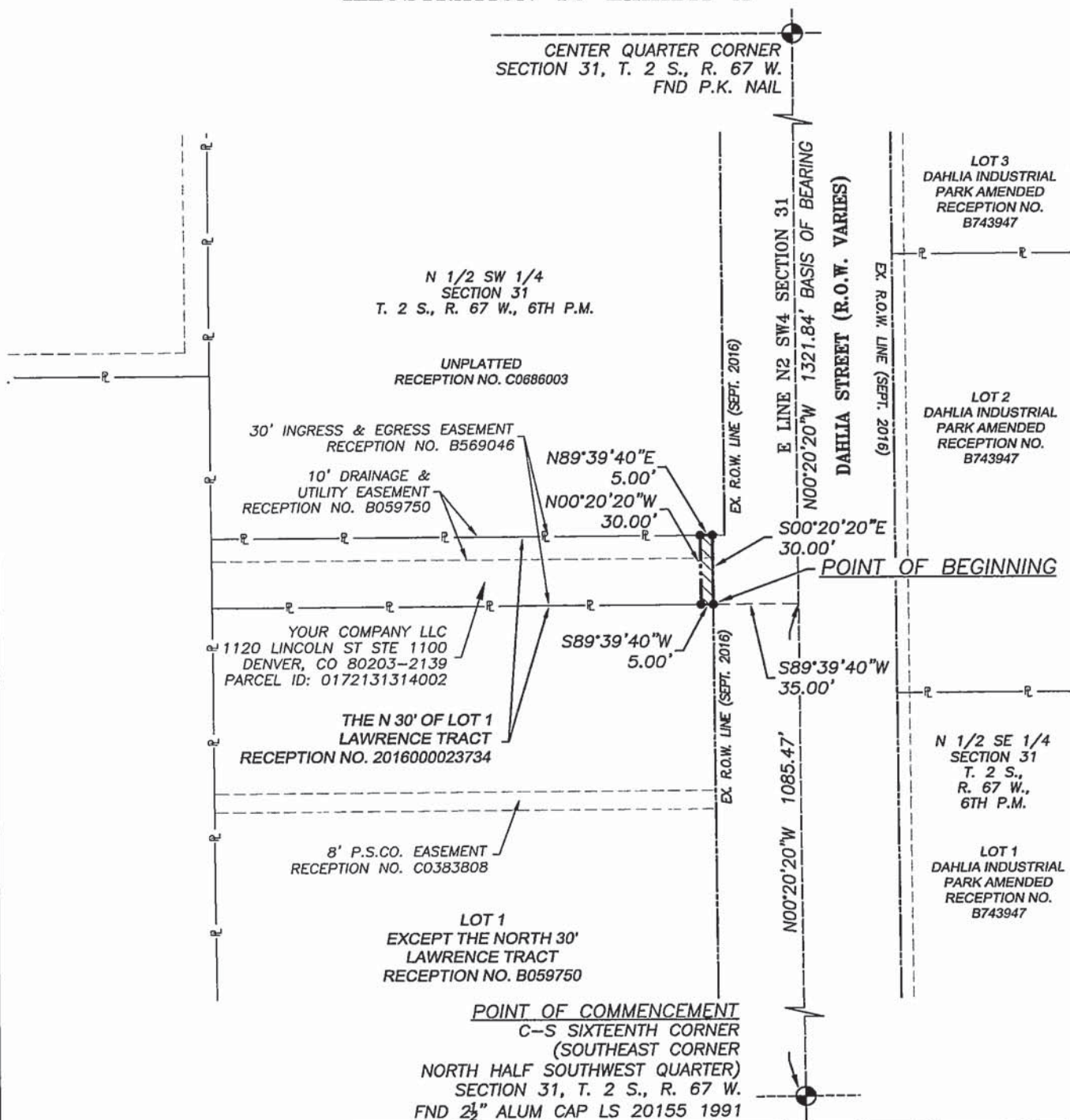
DATE: 10/18/2019

DRWN: AVV

JOB No. 1503-014

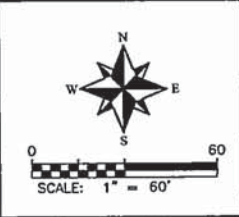
SHEET 1 OF 2

ILLUSTRATION TO EXHIBIT A



OWNER	
YOUR COMPANY LLC	
APN. 0172131314002	
CALC: AVV	DATE: 10/18/2019
DRWN: AVV	JOB No. 1503-014
SHEET 2 OF 2	

RIGHT OF WAY PARCEL NO. RW-17	
N 1/2 SW 1/4 SEC. 31, T.2S., R.67W. ADAMS COUNTY, COLORADO	



THIS DOES NOT REPRESENT A MONUMENTED SURVEY.	
DALEY LAND SURVEYING, INC.	
1701 LINCOLN AVE #361 PARKER, CO 80134	

\\Survey\1503014\Drawings\Right of Way Legal Description - Right of Way Exhibit RW-17.dwg