

Doc Fee: \$0 - Tax Exempt

WARRANTY DEED

THIS DEED, dated this 2nd day of July, 2020, between **OGDEN NORTH ENTERPRISES, LLC, a Colorado limited liability company**, whose address is PO Box 2, Brighton Colorado, 80601, 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 \$10,400.00, 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: being a portion of 955 East 58th Avenue
Assessor's schedule or parcel number: 0182511300087

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 whatsoever, except interests of record as set forth on Exhibit B attached hereto.

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, excepting interests of record as set forth on Exhibit B attached hereto.

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

MITCHELL GLENN HAUFF
Notary Public
State of Colorado
Notary ID # 20144016002
My Commission Expires 04-16-2022

Ogden North Enterprises, LLC, a Colorado limited liability company

By: Larry J. Weiman

Print: LARRY J. WEIMAN

Title: MANAGER

STATE OF Colorado)
County of Adams) §

The foregoing instrument was acknowledged before me this 2nd day of July, 2020, by Larry J. Weiman, as MANAGER of Ogden North Enterprises, LLC, a Colorado limited liability company.

Witness my hand and official seal.
My commission expires: April 16, 2022

Mitchell Glenn Hauff
Notary Public

70678052





Drexel, Barrell & Co.

JULY 12, 2019

EXHIBIT A
LEGAL DESCRIPTION
PARCEL RW-4
RIGHT-OF-WAY DEDICATION

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

1800 38th Street
Boulder, CO 80301-2620

303.442.4338
303.442.4373 Fax

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. B319878 IN THE ADAMS COUNTY RECORDS, LOCATED IN THE SW1/4 OF SECTION 11, T3S, R68W OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. B319878, SAID POINT BEING ON THE NORTHERLY LINE OF EAST 58TH AVENUE; THENCE N89°54'29"W, 40.00 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT OF LAND AND ALONG SAID NORTHERLY LINE OF EAST 58TH AVENUE; THENCE N00°05'31"E, 20.00 FEET; THENCE S89°54'29"E, 40.00 FEET TO THE EASTERLY LINE OF SAID TRACT OF LAND; THENCE S00°05'31"W, 20.00 FEET ALONG THE EASTERLY LINE OF SAID TRACT OF LAND TO THE **POINT OF BEGINNING**.

CONTAINING 0.018 ACRES OR 800 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION PREPARED BY:
MATHEW E. SELTERS
DREXEL, BARRELL & CO.
1800 38TH STREET
BOULDER, CO 80301
(303) 442-4338



EXHIBIT
PARCEL RW-4
R.O.W. DEDICATION

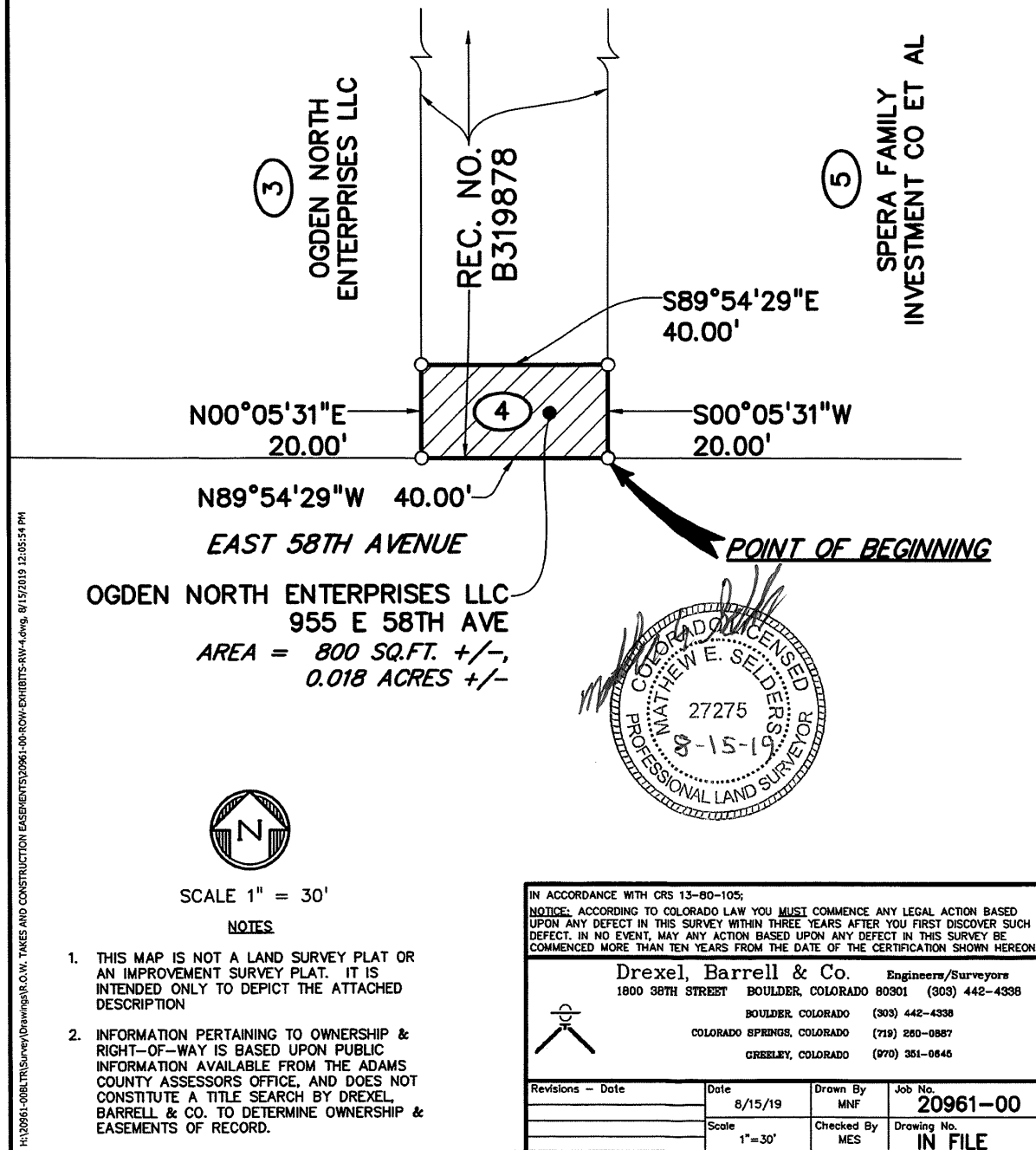


EXHIBIT B

4. The following documents affect the land:

- 1) EXISTING LEASES AND TENANCIES, IF ANY.
- 2) LEASE BETWEEN OGDEN NORTH ENTERPRISES, LESSOR, AND VARIOUS LESSEES, AS SHOWN BY MEMORANDUM OF LEASE RECORDED JUNE 11, 1981, UNDER RECEPTION NOS.

EXHIBIT B

B328097, B328098, B328099, B328100, B328101, B328102, B328103 AND B328104.

ASSIGNMENT OF LEASE RECORDED APRIL 22, 1985 UNDER RECEPTION NO. B568808.

3) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN UTILITY EASEMENT RECORDED AUGUST 23, 1935 IN BOOK 225 AT PAGE 513.

4) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN UTILITY EASEMENT RECORDED NOVEMBER 25, 1953 IN BOOK 481 AT PAGE 98.

5) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT DEED RECORDED APRIL 13, 1955 IN BOOK 544 AT PAGE 254.

6) EASEMENT AND RIGHTS OF OTHERS TO USE THAT PORTION OF OGDEN STREET CROSSING SUBJECT PROPERTY, SAID OGDEN STREET WAS VACATED IN VACATION OF RIGHT-OF-WAY RECORDED NOVEMBER 3, 1965 IN BOOK 1257 AT PAGE 93.

7) THE EFFECT OF LICENSE AGREEMENT RECORDED JULY 07, 1970, IN BOOK 1611 AT PAGE 34.

NORTH WASHINGTON STREET AND SANITATION DISTRICT WATER AND SEWER UTILITIES BASE MAP - INDEX RECORDED MAY 8, 2017 UNDER RECEPTION NO. 2017000039965.

NOTE: THIS BINDER IS NOT A REPORT OR REPRESENTATION AS TO MINERAL INTERESTS, AND SHOULD NOT BE USED, OR RELIED UPON, IN CONNECTION WITH THE NOTICE REQUIREMENTS THAT ARE SET FORTH IN CRS 24-65.5-103.

NOTE: THIS BINDER DOES NOT REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF SAID RIGHTS, RECORDED OR NOT.

NOTE: ADDITIONAL UPDATES TO THE EFFECTIVE DATE OF THE BINDER MAY BE REQUESTED BY THE PROPOSED INSURED. ONE UPDATE IS INCLUDED WITH THIS BINDER AT NO ADDITIONAL COST. ANY ADDITIONAL UPDATES WILL BE ISSUED AT THE COST OF \$125 PER UPDATE. FOR EACH UPDATE PROVIDED, A REVISED BINDER WILL BE ISSUED SHOWING A NEW EFFECTIVE DATE AND ANY MATTERS RECORDED SINCE THE EFFECTIVE DATE OF THE PREVIOUS BINDER.