

## WARRANTY DEED

THIS DEED, dated this 24 day of FEB, 2021, between **Diamond Beall Development, LLC, an Oregon Limited Liability Company**, whose address is PO Box 17095, Portland, Oregon 97217, 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 Twenty-Six Thousand Three Hundred Fifty and no/100 Dollars (\$26,350.00), 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: 4850 East 74<sup>th</sup> Avenue, Commerce City, CO 80022  
Assessor's schedule or parcel number: part of 0172131402020

**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 ensealing 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.

**Diamond Beall Development, LLC**

By: Jerry E. Beall

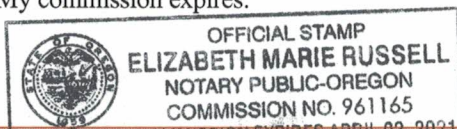
Print: JERRY E. BEALL

Title: MGR

STATE OF Oregon )  
County of Multnomah ) §

The foregoing instrument was acknowledged before me this 24 day of February, 2021,  
Jerry E. Beall, as Manager of Diamond Beall Development LLC

Witness my hand and official seal.  
My commission expires:



Elizabeth Russell

Notary Public

**EXHIBIT A**  
**PROJECT CODE: 30561604W**  
**PROJECT NUMBER: IMP 2016-00005**  
**PROPERTY DESCRIPTION**  
**RIGHT OF WAY PARCEL NUMBER: RW-1**

A tract or parcel of land over and across that parcel of land described at Reception No. C0676078 as part of Block 2, Honnen Tract recorded at Reception No. 897923 in the Public Records of Adams County, located in the South Half of the Southeast 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 (Southwest Corner North Half Southeast Quarter) of Section 31, Township 2 South, Range 67 West of the 6th Principal Meridian;

THENCE South 23°33'10" East, a distance of 76.11 feet to the northwest corner of Reception No. C0676078 as part of Block 2, Honnen Tract recorded at Reception No. 897923 in the Public Records of Adams County and the Point of Beginning;

THENCE North 89°33'40" East, along the north line of said Block 2 and the south right of way line of East 74th Avenue, a distance of 51.96 feet;

THENCE South 00°26'06" East, a distance of 2.73 feet;

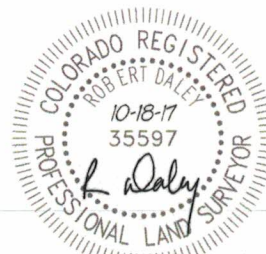
THENCE South 53°10'40" West, a distance of 52.19 feet;

THENCE South 00°20'20" East, a distance of 121.03 feet;

THENCE South 89°39'40" West, a distance of 10.00 feet to the west line of said Block 2 and the east right of way line of Dahlia Street;

THENCE North 00°20'20" West, along said east right of way line, a distance of 154.71 feet to the Point of Beginning.

Containing 2311 Square Feet, or 0.053 Acres, more or less.



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

OWNER

**DIAMOND BEALL  
DEVELOPMENT LLC**

APN. 0172131402020

CALC: AVV DATE: 10/18/2019

DRWN: AVV JOB No. 1503-014

SHEET 1 OF 2

**RIGHT OF WAY  
PARCEL NO. RW-1**

**S 1/2 SE 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 #301  
PARKER, CO 80134



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

## ILLUSTRATION TO EXHIBIT A

LINE	BEARING	DISTANCE
L1	N89°33'40"E	51.96'
L2	S00°26'06"E	2.73'
L3	S53°10'40"W	52.19'
L4	S00°20'20"E	121.03'
L5	S89°39'40"W	10.00'
L6	N00°20'20"W	154.71'

LOT 1  
HONNEN TRACT SECOND FILING  
RECEPTION NO. B123619

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

POINT OF COMMENCEMENT  
C-S SIXTEENTH CORNER  
(SOUTHEAST CORNER NORTH HALF SOUTHWEST QUARTER)  
SECTION 31, T. 2 S., R. 67 W. FND 2 1/2" ALUM CAP LS 20155 1991

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

S LINE N2 SE4 SECTION 31

POINT OF BEGINNING

S23°33'10"E  
76.11'

EAST 74TH AVENUE  
(R.O.W. VARIES)

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

LOT 1  
BLOCK 1  
D & D  
JAMES SUBDIVISION  
AMENDMENT NO. 1  
RECEPTION NO.  
2018000080416

PART OF BLOCK 2  
HONNEN TRACT  
RECEPTION NO. 897923

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

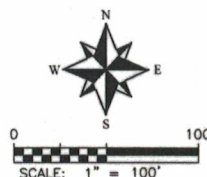
DIAMOND BEALL DEVELOPMENT  
LLC  
PO BOX 17095  
PORTLAND OR 97201  
RECEPTION NO. C0676078  
PARCEL ID: 0172131402020  
4850 E 74TH AVE

E. 73RD PLACE  
(50' R.O.W.)

DIAMOND BEALL  
DEVELOPMENT LLC

APN. 0172131402020  
CALC: AVV DATE: 10/18/2019  
DRWN: AVV JOB No. 1503-014  
SHEET 2 OF 2

RIGHT OF WAY  
PARCEL NO. RW-1  
S 1/2 SE 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