

## Right-of-Way Agreement

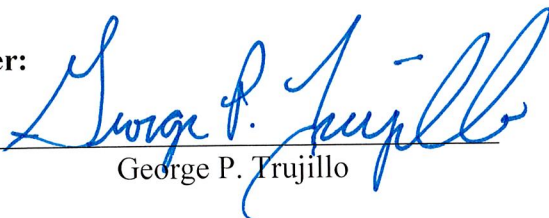
This Agreement is made and entered into by and between **George P. Trujillo and Renee Trujillo** whose address is **8079 Grace Court, Denver, Colorado 80221** (“Owner”), and the County of Adams, State of Colorado, a body politic, who address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 (“County”) for the conveyance of rights-of-way on property located at **8079 Grace Court, Denver, Colorado 80221** hereinafter (the “Property”) for the 2021 Miscellaneous Concrete and ADA Ramps Project (the “Project”). The legal description and conveyance documents for the interests on said Property are set forth in Exhibit A attached hereto and incorporated herein by this reference.

The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is **FOUR HUNDRED SIXTY AND NO/100 DOLLARS (\$460.00)**, including the performance of the terms of this Agreement, the sufficiency of which is hereby acknowledged. The parties further agree that the consideration shall consist of \$385.00 for the conveyance of road right-of-way and \$35.00 for 32 square feet of sod, and \$40.00 for sprinkler head and tubing. This consideration has been agreed upon and between the parties as the total just compensation due to the Owner and the consideration shall be given and accepted in full satisfaction of this Agreement.

In consideration of the above premises and the mutual promise and covenants below, the Owner and the County agree to the following:

1. The Owner hereby warrants that the Owner is the sole Owner of the Property, that the Owner owns the Property in fee simple subject only to matters of record and that the Owner has the power to enter into this Agreement.
2. The Owner agrees to execute and deliver to the County the attached conveyance documents on the property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.
3. Owner hereby irrevocably grants to the County possession and use of the property interests on the Property upon execution of this Agreement by the Owner and the County. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner the attached conveyance documents.
4. The Owner agrees to pay all 2020 taxes due in 2021 prior to tender by the County.
5. The County through its contractor shall assure that reasonable access shall be maintained to the Owner’s property at all times for ingress and egress. If necessary, any full closure of access shall be coordinated between the contractor and the Owner and/or its agent.

6. The County will remove approximately 32 square feet of sod, and sprinkler head and tubing. But the County has agreed to reimburse the owner the expense of the lost sod and sprinkler head and tubing made a part of this Agreement.
7. The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and required the Property for a public purpose.
8. If the Owner fails to consummate this agreement for any reason, except the County's default, the County may at its option, enforce this agreement by bringing an action against the Owner for specific performance.
9. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contract binding upon the Owner and County and extending to the successors, heirs and assigns.
10. Owner shall be responsible for reporting proceeds of the sale to taxing authorities, including the submittal of Form 1099-S with the Internal Revenue Service, if applicable.
11. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

**Owner:**  
 By:   
 George P. Trujillo

By:   
 Renee Trujillo

Date: 8-9-21

Date: 8/9/2021

Approved:

BOARD OF COUNTY COMMISSIONERS-COUNTY OF ADAMS, STATE OF COLORADO

\_\_\_\_\_  
 Chair

\_\_\_\_\_  
 Date

Approved as to Form:

\_\_\_\_\_  
 County Attorney

**QUITCLAIM DEED**

**THIS DEED**, made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between **GEORGE P. TRUJILLO and RENEE TRUJILLO**, grantee, whose legal address is 8079 Grace Court, Denver, Colorado 80221, County of Adams and State of Colorado, grantor, and **The County of Adams, State of Colorado**, grantee, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601.

**WITNESS**, that the grantor, for and in consideration of the sum of FOUR HUNDRED SIXTY AND NO/100 DOLLARS (\$460.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto the grantee, its successors and assigns forever, all the right, title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any, situate, lying and being in the said County of Adams and State of Colorado, described as follows:

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

Also known by street and number as: 8079 Grace Court  
Assessor's schedule or parcel numbers: part of 0-1719-27-4-14-001

**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 same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor, either in law or equity, to the only proper use, benefit and behoove of the grantee, its successors and assigns forever.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, the grantor has executed this deed on the date set forth above.

GEORGE P. TRUJILLO

RENEE TRUJILLO

\_\_\_\_\_

STATE OF COLORADO )  
  ) §  
County of Adams        )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by GEORGE P. TRUJILLO and RENEE TRUJILLO.

Witness my hand and official seal.

My commission expires:

\_\_\_\_\_  
Notary Public

**EXHIBIT "A"**

**DEED FROM GEORGE AND RENEE TRUJILLO  
TO  
THE COUNTY OF ADAMS, STATE OF COLORADO**

Legal Description

Being a portion of Lot 25 Block 40 of the SHERRELWOOD ESTATES FILING NO. 5, a Subdivision recorded on October 19, 1959 in File No. 10 Map 342 Reception No. 594560 in the Office of the Clerk and Recorder of Adams County, Colorado, located in the Southeast Quarter of Section 27, Township 2 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, being more particularly described as follows:

Beginning at the Northeast Corner of said Lot 25, thence South 06°08'05" West, along the East line of said Lot 25, a distance of 16.00 feet;

Thence perpendicular from said East line, North 83°51'55" West, a distance of 1.00 feet;

Thence North 00°57'30" West, a distance of 16.19 feet to a point on a curve concave Northeasterly and having a radius of 1,190.34 feet;

Thence Easterly along said curve, a distance of 3.00 feet through a central angle of 00°08'40", said curve having a chord bearing of South 82°35'22" East, a distance of 3.00 feet to the Point of Beginning.

Containing: 32 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

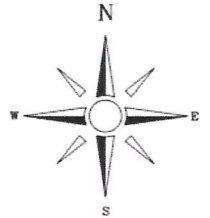
Exhibit "B" attached and hereby made a part thereof.



ADAMS COUNTY PUBLIC WORKS

EXHIBIT "B"

LOCATED in the SE1/4 of SEC 27, T2S, R68W of the 6th P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO



W. 81ST AVENUE

POINT OF BEGINNING

AREA =  
32 S.F., ±



GRACE COURT



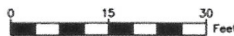
GEORGE & RENEE TRUJILLO

8079 GRACE COURT  
PN: 1719-27-4-14-001

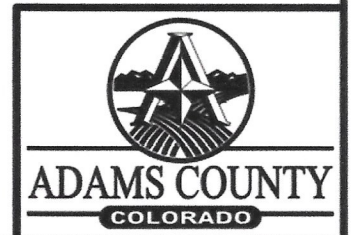
LOT 25 BLOCK 40  
SHERRELWOOD ESTATES  
FILING NO. 5

LINE TABLE		
LINE	BEARING	LENGTH
L1	S06°08'05"W	16.00'
L2	N83°51'55"W	1.00'
L3	N00°57'30"W	16.19'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BR	CHORD LN
C1	00°08'40"	1190.34'	3.00'	S82°35'22"E	3.00'



LINEAL UNITS=US SURVEY FEET



THIS EXHIBIT IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.