

WARRANTY DEED

THIS DEED, dated this 26th day of August, 2021, between **OSCEOLA SOUTH LTD LIABILITY COMPANY, A Colorado limited liability company**, whose legal address is 12000 North Washington Street, Thornton, Colorado, 80241 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 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.

Dedicated for East 128th Avenue

Assessor's schedule or parcel number: part of 0156532100011

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, and except 2020 taxes due in 2021 which grantor agrees to pay.

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.

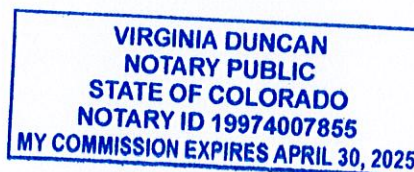
IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

Osceola South Ltd Liability Company

By: Mark D. Campbell

Name: Mark D. Campbell

Title: Manager



STATE OF COLORADO)
County of DENVER)§

The foregoing instrument was acknowledged before me this 26th day of August, 2021,
By Mark D. Campbell as Manager, of Osceola South Ltd Liability Company

My commission expires: April 30, 2025

Witness my hand and official seal.

Virginia Duncan
Notary Public

EXHIBIT "A"

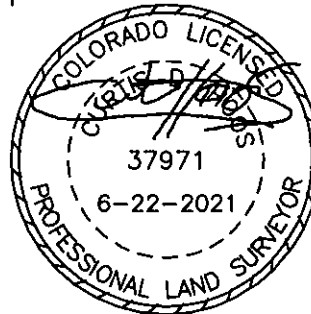
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.

CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32 TO BEAR NORTH 89°40'15" WEST, BEING MONUMENTED ON THE EAST AND WEST END BY A 3/4" REBAR WITH 2 1/2" ALUMINUM CAP, PLS 24305, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 32; THENCE SOUTH 01°02'07" EAST, COINCIDENT WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 30.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST 128TH AVENUE AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°40'15" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2626.42 FEET TO THE WEST RIGHT-OF-WAY LINE OF QUAIL RUN ROAD; THENCE SOUTH 00°58'17" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°40'15" WEST, PARALLEL WITH AND 10.00 FEET SOUTHERLY FROM THE SOUTH RIGHT-OF-WAY LINE OF EAST 128TH AVENUE, A DISTANCE OF 2626.41 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE NORTH 01°02'07" WEST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 26,264 SQUARE FEET OR 0.60 ACRES, MORE OR LESS.

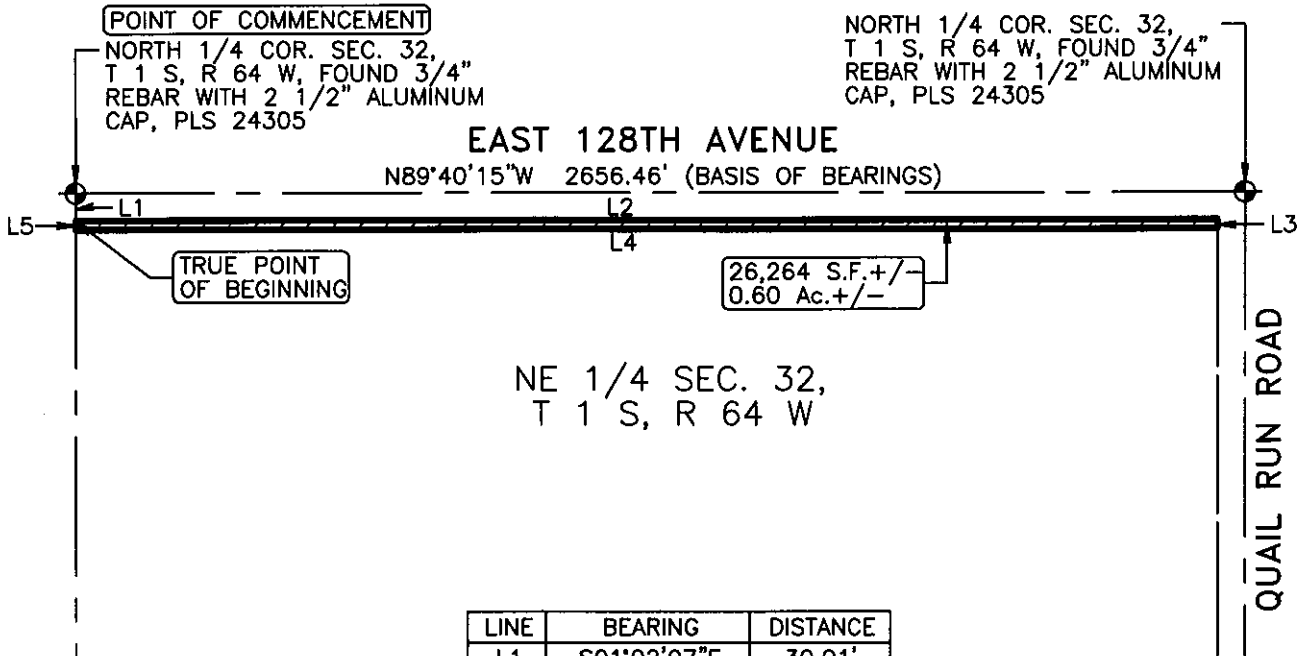
PREPARED BY: CURTIS D. HOOS, PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
BRIGHTON, CO 80601



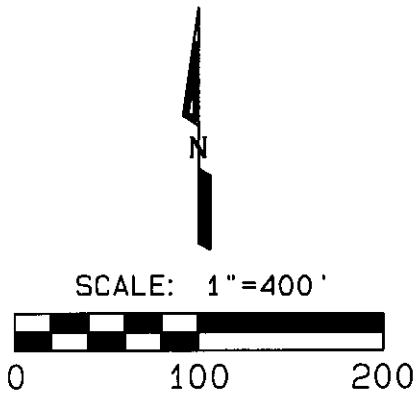
NOTE: THIS DRAWING IS MEANT TO DEPICT THE ATTACHED DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. NOTE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND SURVEYING CO. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY OR EASEMENTS OF RECORD.

DRAWN BY: CDH
FIELD: CDH
JUNE 22, 2021
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ILLUSTRATION FOR EXHIBIT "A"



LINE	BEARING	DISTANCE
L1	S01°02'07"E	30.01'
L2	S89°40'15"E	2626.42'
L3	S00°58'17"E	10.00'
L4	N89°40'15"W	2626.41'
L5	N01°02'07"W	10.00'



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