

PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION RECOMMENDING ACCEPTANCE OF A PERSONAL
REPRESENTATIVE'S DEED FROM LINDA L. SCHRAG AS PERSONAL
REPRESENTATIVE OF THE ESTATE OF MARY ELLEN SAMORA
TO ADAMS COUNTY FOR RIGHT-OF-WAY PURPOSES

At the regular meeting for the Planning Commission for Adams County, Colorado, held at County Government Center in Brighton on Thursday the 8th day of August 2024, the following proceedings and others were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of acceptance by the Board of County Commissioners of a Personal Representative's Deed from Linda L. Schrag as Personal Representative of the Estate of Mary Ellen Samora for right-of-way purposes on the following described land to wit:

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

WHEREAS, this Personal Representative's Deed is in conjunction with the Berkeley Gardens Neighborhood Improvements Project, for a portion of 3401 West 55th Avenue, located in the Northwest Quarter of Section 17, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED, that the Adams County Planning Commission recommends to the Board of County Commissioners that said Personal Representative's Deed from Linda L. Schrag as Personal Representative of the Estate of Mary Ellen Samora, be accepted by the Board of County Commissioners.

Upon a motion duly made and seconded, the foregoing resolution was adopted.

I, _____, Chairperson/Acting Chairperson of the Adams County Planning Commission do hereby certify that the annexed foregoing resolution is a true and correct record of the proceedings of the Adams County Planning Commission.

Chairperson/Acting Chairperson
Adams County Planning Commission

PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION

THIS DEED is dated November 01, 2023, and is made between Linda L. Schrag as Personal Representative of the Estate of Mary Ellen Samora, the "Grantor", and the County of Adams, State of Colorado, a body politic, the "Grantee," whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601, the County of Adams, State of Colorado, 80005.

WHEREAS, the decedent died on the date of May 17, 2023, and the Grantor was duly appointed Personal Representatives of said estate by the District Court in and for the County of Adams, and State of Colorado, Probate No. 2023PR30502, on the date of June 21, 2023, and are now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon the Grantors by the Colorado Probate Code, Grantors do hereby convey, assign, transfer and release all of Grantors' interest unto Grantee as the person entitled to distribution, the following described real property situate in the County of Jefferson, State of Colorado:

See Attached "Exhibit A"

With all appurtenances, subject to covenants, easements and restrictions of record, and subject to general property taxes for the year 2023, and except and subject to statutory exceptions.

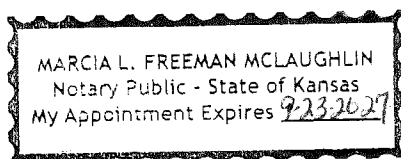
IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Linda L. Schrag Personal Representative
Linda L. Schrag, as Personal
Representative of the
Estate of Mary Ellen Samora, Deceased

STATE OF KANSAS)
) ss.
COUNTY OF MCPHERSON)

The foregoing instrument was acknowledged before me on November 01, 2023, by Linda L. Schrag, as Personal Representatives of the Estate of Mary Ellen Samora, Deceased.

Witness my hand and official seal.



Marcia L. Freeman McLaughlin
Notary Public

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

EXHIBIT "A"

PROJECT NUMBER: 30562017
PARCEL NUMBER: RW-36
DATE: JANUARY 11, 2022

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY, DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 4200 AT PAGE 430 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE NORTHWEST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 20699" IN A RANGE BOX AND AT THE NORTH ONE-QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 23519" IN A RANGE BOX, BEARING N89°59'47"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17;

THENCE S43°52'37"E A DISTANCE OF 1230.05 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 55TH AVENUE AS SHOWN ON THE PLAT OF LINCOLN MANOR RECORDED IN PLAT BOOK 1 AT PAGE 72 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE N44°39'51"E A DISTANCE OF 14.07 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF JULIAN STREET AS SHOWN ON SAID PLAT OF LINCOLN MANOR;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°37'49"E A DISTANCE OF 10.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST 55TH AVENUE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°57'31"W A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 50 SQUARE FEET OR 0.0011 ACRES.

EXHIBIT ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

FOR AND ON BEHALF OF JR ENGINEERING, LLC
JARROD ADAMS, PLS 38252
(303) 740-9393
7400 S. ALTON WAY, SUITE C400
CENTENNIAL, CO 80112

