

## SPECIAL WARRANTY DEED

**THIS DEED**, Made this 23rd day of December, 2024, between Lawrence Construction Company, a Colorado corporation of the said County of Douglas and State of Colorado, grantor, and Adams County, Colorado whose legal address is: 4430 S. Adams County Parkway, Brighton, CO 80601 of the County of Adams, and State of Colorado, grantee

State Doc Fee: \$500.00  
Recording Fee: ~~\$33.00~~

24000310395



**WITNESS**, that the grantor, for and in consideration of the sum of Five Million Dollars and No Cents (\$5,000,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, his heirs and assigns forever, all 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:

SEE EXHIBIT "A" ATTACHED HERETO

also known by street and number as: 809 Lawrence, CO

**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, 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, and the Grantee's heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree that the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a)

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

LAWRENCE CONSTRUCTION COMPANY,  
a Colorado corporation

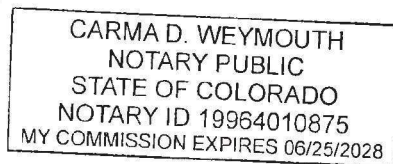
By: [Signature]  
Scott Lawrence, President

State of Colorado  
County of Denver

The foregoing instrument was acknowledged before me this 23rd day of December, 2024 by Scott Lawrence as President of Lawrence Construction Company, a Colorado corporation.

Witness my hand and official seal.

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCELS I & II:**

Lots 1 and 2,  
WILDLIFE INDUSTRIAL TRACT AMENDED,  
County of Adams,  
State of Colorado.

**PARCEL III:**

That part of Lot 1, Block 1, WILDLIFE INDUSTRIAL TRACT, a subdivision of a part of the North one-half of the Northwest one-quarter of Section 1, Township 3 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado, lying South of a line that is 1.0 feet North of an existing chain link fence and North of the North line of Lot 1, WILDLIFE INDUSTRIAL TRACT AMENDED, as recorded in File 16, Map 384, Adams County, records, and more particularly described as follows:

Beginning at the Northwest corner of said Lot 1, WILDLIFE INDUSTRIAL TRACT;  
Thence S 00°13'00" West on a bearing taken from said subdivision plat and along the West line of said Lot 1 a distance of 310.60 feet to a point 1.0 foot North of an existing 6 foot chain link fence, said point being the TRUE POINT OF BEGINNING;  
Thence South 89°09'04" East parallel with said fence a distance of 337.42 feet to a point on the East line of said Lot 1;  
Thence South 00°13'00" West along said East line a distance of 4.39 feet to the Northeast corner of Lot 1, WILDLIFE INDUSTRIAL TRACT AMENDED;  
Thence North 89°45'45" West along the North line of said Lot 1 a distance of 337.40 feet to the Northwest corner of said Lot 1 and a point on the West line of Lot 1, Block 1, WILDLIFE INDUSTRIAL TRACT;  
Thence North 00°13'00" East along said West line a distance of 7.20 feet to the TRUE POINT OF BEGINNING.  
County of Adams,  
State of Colorado.

**PARCEL IV:**

Covering the Land in the State of Colorado, County of Adams, described as:  
Lot 7 of a Subdivision of the Northeast 1/4 Northwest 1/4 of Section 1, Township 3 South, Range 68 West of the 6th P.M., described as follows:

BEGINNING at a stake at the Northwest corner, whence the North quarter corner of said Section 1, Township 3 South, Range 68 West, bears North 76°12' East 16.09 chains;  
Thence South 0°30' West 0.98 chains to a stake at the Northwest corner of Lot 6 of said subdivision;  
Thence East 15.75 chains to a point in the Platte River on the East line of said Northwest 1/4;  
Thence North 1° West 0.98 chains to a point, on said East line in said river;  
Thence West 15.72 chains to the POINT OF BEGINNING.  
County of Adams,  
State of Colorado.

Lot 8 of a Subdivision of the Northeast 1/4 Northwest 1/4 of Section 1, Township 3 South, Range 68 West of the 6th P.M., described as follows:

BEGINNING at a stake whence the North quarter corner of said Section 1 bears North 79°42' East 15.88 chains;  
Thence East 15.70 chains to a point in the Platte River on the East line of said Northwest 1/4;  
Thence South 1° East, 1.00 chains to a point in said river on said East line;  
Thence West 15.72 chains to a stake;  
Thence North 0°30' East 1.00 chains to the POINT OF BEGINNING.  
County of Adams,



State of Colorado.

Lot 9 of a Subdivision of the Northeast 1/4 Northwest 1/4 of Section 1, Township 3 South, Range 68 West of the 6th P.M., described as follows:

BEGINNING at the Southwest corner, a stake which is also the Northwest corner of Lot 8 of said subdivision, whence the North quarter corner of said Section 1 bears North 79°42' East 15.88 chains;  
Thence East 15.70 chains to a point in the Platte River on the East line of said Northwest 1/4;  
Thence North 1° West 0.98 chains to a point in said River on said East line;  
Thence West 15.65 chains to a stake;  
Thence South 0°30' West, 0.98 chains to the POINT OF BEGINNING.  
County of Adams,  
State of Colorado.

Lot 10 of a Subdivision of the Northeast 1/4 Northwest 1/4 of Section 1, Township 3 South, Range 68 West of the 6th P.M., described as follows:

BEGINNING at a stake at the Northwest corner of said Lot 10, whence the North quarter corner of Section 1 bears North 86°38' East, 15.67 chains (1034.22 feet);  
Thence South 0°30' West 0.94 chains (62.04 feet) to a stake at the Northwest corner of Lot 9 of said Subdivision of the Northeast 1/4 Northwest 1/4, Section 1;  
Thence East 15.68 chains (1034.88 feet) to a point in the Platte River which is on the East line of the Northwest 1/4 of said Section 1;  
Thence North 1° West 0.94 chains (62.04 feet) to a point in the said river which is on the East line of the Northwest 1/4, Section 1;  
Thence West 15.65 chains (1032.90 feet) to the POINT OF BEGINNING.  
County of Adams,  
State of Colorado.

Lot 11 of a Subdivision of the Northeast 1/4 Northwest 1/4 of Section 1, Township 3 South, Range 68 West of the 6th P.M., described as follows:

BEGINNING at the North quarter corner of said Section 1;  
Thence West 15.63 chains (1031.58 feet) along the North line of said Section 1 to a stake;  
Thence South 0°30' West 0.90 chains (59.40 feet) to a stake;  
Thence East 15.65 chains (1032.90 feet) to a point on the East line of said Northwest 1/4 of Section 1, which is in the Platte River;  
Thence North 1° West 0.90 chains (59.40 feet) to the POINT OF BEGINNING.

EXCEPT that portion of the above parcels conveyed to the Public Service Company of Colorado by deed recorded November 14, 1963 in Book 1112 at Page 175, described as follows:

A parcel of land in the Northeast 1/4 Northwest 1/4 of Section 1, Township 3 South, Range 68 West of the 6th P.M. described as BEGINNING at the North quarter corner of Section 1;  
Thence Southerly along the East line of the Northeast 1/4 Northwest 1/4 of said Section 1, a distance of 316.8 feet to a point;  
Thence Westerly 210 feet to a point;  
Thence Northerly, parallel to the said East line of the Northeast 1/4 Northwest 1/4, 316.8 feet more or less to the North line of said Northeast 1/4 Northwest 1/4;  
Thence Easterly along said North line 210 feet more or less to the POINT OF BEGINNING.  
County of Adams,  
State of Colorado.

EXCEPT that portion of the above parcels conveyed to Metro Wastewater Reclamation District by deed recorded July 23, 2020 at Reception No. 2020000069193, described as follows:

A parcel of land in the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 3 South, Range 68 West of the 6th P.M.  
File Number: 24000310395  
Statutory Special Warranty Deed BP CO

Commencing at the Northeast corner of the Northwest 1/4 of said Section 1;  
Thence coincident with the North line of the Northwest 1/4 of said Section 1, S89°55'09"W. a distance of 701.57 feet to the  
TRUE POINT OF BEGINNING;  
Thence departing said North line of the Northwest 1/4 Section 1, S00°28'31"E, a distance of 200.00 feet;  
Thence S89°55'09"W a distance of 330.00 feet;  
Thence N00°28'31"W, a distance of 200.00 feet to the said North line of the Northwest 1/4 Section 1;  
Thence along said North line of the Northwest 1/4 Section 1 N89°55'09"E a distance of 330.00 feet to said POINT OF  
BEGINNING.  
County of Adams,  
State of Colorado.