

WARRANTY DEED

THIS DEED, dated this 12th day of January, 2024, between **RICHARD FUHR**, whose legal address is 11 Joan Dr, Denver, Colorado 80221, 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 \$2,000.00 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.

Assessor's schedule or parcel number: part of 0171934113004

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 ensembling 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 and except 2023 taxes due in 2024 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.

OWNER:

By: Richard Fuhr
RICHARD FUHR



STATE OF Colorado)
COUNTY OF Adams)§

The foregoing instrument was acknowledged before me this 12th day of January, 2024,
By RICHARD FUHR, Owner

My commission expires: May 5, 2027

Witness my hand and official seal.

Jared Pickett
Notary Public

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

EXHIBIT "A"

PROJECT CODE: 30561911

RIGHT OF WAY PARCEL NUMBER: CR-02265

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 31 BLOCK 5 SHERRELWOOD ESTATES FILING NO. 1, DESCRIBED AT RECEPTION NO. 569158 FILED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

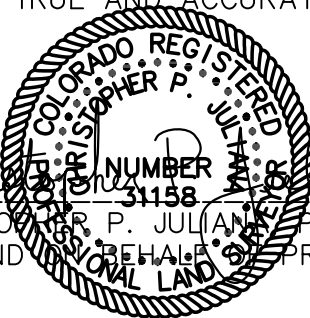
BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, ASSUMED TO BEAR N00°19'46"W A DISTANCE OF 2,647.96 FEET FROM A 3.25" ALUMINUM CAP STAMPED "L.S. #24962" FOUND AT THE EAST SIXTEENTH CORNER OF SAID SECTION 27 TO A 3.25" ALUMINUM CAP STAMPED "L.S. #38287" FOUND AT THE CENTER-EAST SIXTEENTH CORNER OF SAID SECTION 27;

BEGINNING AT A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF DURANGO STREET AND THE NORTHERLY RIGHT-OF-WAY OF JOAN DRIVE, SAID POINT BEARS S18°58'28"W A DISTANCE OF 4,006.45 FEET FROM SAID CENTER-EAST SIXTEENTH CORNER;

THENCE N00°11'18"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 8.50 FEET; THENCE N89°48'42"E A DISTANCE OF 1.00 FEET; THENCE S00°11'18"E A DISTANCE OF 8.50 FEET TO SAID NORTHERLY RIGHT-OF-WAY; THENCE S89°48'42"W ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING, WHENCE SAID EAST SIXTEENTH CORNER BEARS N49°07'09"E A DISTANCE OF 1,743.10 FEET.

SAID PARCEL CONTAINS 9 SQUARE FEET, MORE OR LESS.

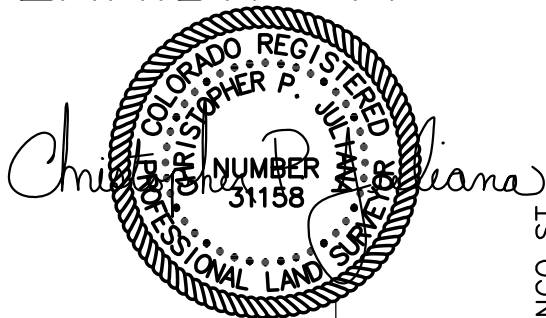
I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


Christopher P. Julian
NUMBER 31158
DATE 09/21/23
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.

09/21/23

CHRISTOPHER P. JULIAN, P.L.S. 31158
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.

EXHIBIT "A"



LOT 16
BLOCK 6

DURANGO ST
50' R.O.W.

S18°58'28"W
4,006.45'(TIE)

POINT OF
BEGINNING

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N00°11'18"W	8.50'
L2	N89°48'42"E	1.00'
L3	S00°11'18"E	8.50'
L4	S89°48'42"W	1.00'

JOAN DRIVE
60' R.O.W.

NE1/4 SECTION 34
T2S, R68W, 6TH P.M.
ADAMS COUNTY

LOT 10
BLOCK 7

E'LY
R/W(1959)

SIDEWALK

L1

L2

L3

L4

N'LY
R/W(1959)

LIGHT
POLE

ROAD RIGHT-OF-WAY
AREA=9 S.F.±

E. LINE W1/2 SE1/4
SECT. 27
BASIS OF BEARING
N00°19'46"W 2,647.96'

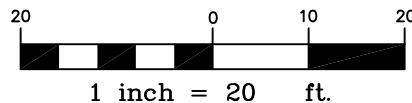
EAST 1/16 COR. SECT. 27
T2S, R68W, 6TH P.M.
FOUND 3.25" ALUMINUM
CAP-L.S. #24962

CENTER-EAST
1/16 COR. SECT. 27
T2S, R68W, 6TH P.M.
FOUND 3.25" ALUMINUM
CAP-L.S. #38287

LOT 31 BLOCK 5
SHERRELWOOD
ESTATES
FILING NO. 1
REC. NO. 569158

OWNER:
RICHARD FUHR
REC. NO. 2022000090214

LOT 9
BLOCK 7



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 2.) ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.

PRECISION SURVEY & MAPPING
PROFESSIONAL LAND SURVEYING CONSULTANTS
9025 E. KENYON AVENUE, SUITE 150
DENVER, COLORADO 80237
TEL: 303-753-9799

DRN. BY: RU
CHKD. BY: JN
DATE: 09/21/23
SCALE: 1" = 20'

FILE: R13732
SHEET: 1 OF 2
ASSESSOR PARCEL #: 0171934113004

**RIGHT-OF-WAY
CR-02265**