



Special Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(b))

State Documentary Fee
Date: August 02, 2024
\$140.00

This Deed, effective as of this **2nd day of August, 2024**, signed on the date(s) acknowledged below, by Grantor(s), **COMMUNITY REACH CENTER FOUNDATION, INC. A COLORADO NONPROFIT CORPORATION**, whose street address is **1870 W 122ND AVENUE, WESTMINSTER, CO 80234**, City or Town of **WESTMINSTER**, County of **Adams** and State of **Colorado**, for the consideration of **(\$1,400,000.00) ***One Million Four Hundred Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **ADAMS COUNTY, COLORADO, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO**, whose street address is **4430 S ADAMS COUNTY PARKWAY SUITE C4000B, BRIGHTON, CO 80601**, City or Town of **BRIGHTON**, County of **Adams** and State of **Colorado**, the following real property in the County of **Adams** and State of **Colorado**, to wit:

See attached "Exhibit A"

also known by street and number as: **4371 EAST 72ND AVENUE, COMMERCE CITY, CO 80022**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

(SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: **ADAMS COUNTY, COLORADO, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO**
4430 S ADAMS COUNTY PARKWAY SUITE C4000B, BRIGHTON, CO 80601



Special Warranty Deed with Statutory Exceptions

SIGNATURE PAGE

COMMUNITY REACH CENTER FOUNDATION, INC. A
COLORADO NONPROFIT CORPORATION

By: _____

RICK DOUCET, CEO

State of Colorado

)

)ss.

County of Adams

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The foregoing instrument was acknowledged before me on this 25th day of JULY, 2024 by RICK DOUCET AS
CEO OF COMMUNITY REACH CENTER FOUNDATION, INC. A COLORADO NONPROFIT CORPORATION

Witness my hand and official seal

My Commission expires: 7/5/2026

Jessica Conway
Notary Public

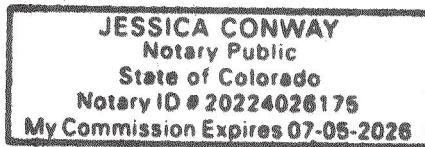


Exhibit A

THAT PORTION OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 31;
THENCE NORTH 89°56'58" WEST ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 40.00 FEET;
THENCE NORTH 00°02'20" EAST A DISTANCE OF 60.0 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°02' 20" EAST A DISTANCE OF 212.41 FEET;
THENCE NORTH 89°38'22" WEST A DISTANCE OF 349.49 FEET;
THENCE SOUTH 00°31'30" WEST A DISTANCE OF 234.31 FEET;
THENCE SOUTH 89°56'58" EAST A DISTANCE OF 331.47 FEET;
THENCE NORTH 45°02'43" EAST A DISTANCE OF 28.28 FEET TO THE TRUE POINT OF BEGINNING,

COUNTY OF ADAMS, STATE OF COLORADO.