



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> January 21, 2025
<b>SUBJECT/TITLE:</b> Resolution Accepting Special Warranty Deed Conveying Property from Lawrence Construction Company to Adams County
<b>FROM:</b> Jennifer Bush, Land & Asset Coordinator
<b>AGENCY/DEPARTMENT:</b> Facilities & Fleet Management, Division of Real Property
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves to accept the Special Warranty Deed conveying property from Lawrence Construction Company to Adams County.

### **BACKGROUND:**

Adams County (“County”) entered into a real estate Purchase Agreement with Lawrence Construction Company on October 1, 2024, to acquire 10.7247 acres of vacant land in the Welby area of Adams County (“Property”), with a purchase price of \$5,000,000.00, for the purpose of curing an in-holding for anticipation of the Adams County Parks, Open Space and Cultural Arts (“POSCA”) Master Plan needs. The transaction was closed by Stewart Title Guaranty Company on December 3, 2024, with fee simple title transferred to the County with a Special Warranty Deed. The attached resolution confirms the acceptance of the Special Warranty Deed.

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

County Managers Office  
Facilities and Fleet Management  
County Attorney’s Office  
Adams County Parks, Open Space and Cultural Arts

### **ATTACHED DOCUMENTS:**

Resolution  
Special Warranty Deed

### **FISCAL IMPACT:**

No

**Additional Note:**