

QUITCLAIM DEED

STATE OF COLORADO)
)
COUNTY OF ARAPAHOE)

KNOW ALL MEN BY THESE PRESENTS:

THIS QUITCLAIM DEED is made effective as of November 2, 2016 (the "Effective Date"), by and between **Arapahoe County**, whose address is 5334 S. Prince Street, Littleton, CO 80120, hereinafter referred to as "Grantor", and **Stephen D. Tebo**, whose address is 1201 Arapahoe Avenue, Boulder, CO 80302, hereinafter referred to as "Grantee", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby remise, release and QUITCLAIM unto Grantee, his heirs and assigns forever, all of its interest, less and except the surface interest in the road right of way to Arapahoe County by the instrument recorded on November 9, 2016 at Reception No. D6128896 and as described on the attached Exhibit "A".

This sale is made subject to any rights now existing to any lessee or assigns under any valid and subsisting oil and gas lease of record heretofore executed; it being understood and agreed that said Grantee shall have, receive, and enjoy the herein granted undivided interest in and to all bonuses, rents, royalties and other benefits which may accrue under the terms of said lease insofar as it covers the lands described on the attached Exhibit "A", from and after the date hereof, precisely as if the Grantee herein had been at the date of the making of said lease the owner of a similar undivided interest in and to the lands described and Grantees as one of the lessors therein.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest, and claim whatsoever, of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the date of the acknowledgment of its signature, but shall be effective for all purposes as of the Effective Date set forth above.

GRANTOR:
ARAPAHOE COUNTY

By: _____
Title: _____

ACKNOWLEDGMENT

STATE OF COLORADO)
) ss:
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2024, by _____, as _____ of **Arapahoe County**.

Notary Public

My Commission Expires:

EXHIBIT "A"

Attached hereto and made a part hereof to that certain Quitclaim Deed
dated effective November 2, 2016

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 64 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, ASSUMED TO BEAR $S00^{\circ}47'08''W$ A DISTANCE OF 2613.39 FEET FROM A 2.5" ALUMINUM CAP L.S. #30127 FOUND AT THE NORTHWEST CORNER OF SAID SECTION 4 TO A 2.5" ALUMINUM CAP L.S. #27605 FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 4;

BEGINNING AT A POINT WHICH BEARS $S44^{\circ}53'58''E$ A DISTANCE OF 3663.72 FEET FROM SAID WEST QUARTER CORNER;

THENCE $S89^{\circ}43'04''E$ A DISTANCE OF 29.15 FEET; THENCE $S89^{\circ}43'12''E$ A DISTANCE OF 677.70 FEET; THENCE $S00^{\circ}16'47''W$ A DISTANCE OF 2.00 FEET TO THE EXISTING NORTHERLY RIGHT-OF-WAY OF EAST QUINCY AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES: 1) $N89^{\circ}43'12''W$ A DISTANCE OF 677.71 FEET; 2) THENCE $N89^{\circ}43'04''W$ A DISTANCE OF 29.14 FEET; THENCE $N00^{\circ}16'47''E$ A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING; WHENCE SAID NORTHWEST CORNER OF SECTION 4 BEARS $N26^{\circ}05'20''W$ A DISTANCE OF 5799.18 FEET.

SAID PARCEL CONTAINS 1,414 SQUARE FEET OF LAND OR 0.032 ACRES, MORE OR LESS.