

SPECIAL WARRANTY DEED

THIS DEED is made this ____ day of _____, 20__, between **CALVARY APOSTOLIC CHURCH OF DENVER**, a Colorado nonprofit corporation (“the Grantor”), whose street address is 5900 E. Yale Avenue, Denver, Colorado 80222, and **ARAPAHOE COUNTY, COLORADO**, a political subdivision of the State of Colorado (“Grantee”), whose street address is 5334 South Prince Street, Littleton, Colorado 80120.

WITNESS, that Grantor, for and in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration, 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 **in fee simple** unto Grantee, its heirs and assigns forever, all real property, and warrants title to the same, together with improvements, if any, situate, lying and being in the County of Arapahoe and the State of Colorado, described as:

[SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF]

However, and except to the extent necessary for subjacent and/or lateral support of roadways or other improvements made to the land, all oil and gas and other mineral rights associated with the property, are excepted from and not included in this conveyance.

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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.

The Grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the Grantee, its heirs and assigns, against all and every such person or persons lawfully claiming the whole or any part thereof, by, through or under the Grantor.

As used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

GRANTOR:

Calvary Apostolic Church of Denver, a Colorado nonprofit corporation

By: _____

Name: Don Haymon II

Title: Senior Pastor

State of }
 } ss
County of }

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by Don Haymon II, as Senior Pastor of the Calvary Apostolic Church of Denver, a Colorado nonprofit corporation.

Witness my hand and official seal.
My commission expires _____

Notary Public

(SEAL)

EXHIBIT 'A'
Legal Description

Parcel: ROW-3

A parcel of land, ROW-3, lying within property described and recorded at Reception Number 1288670 on May 9th, 1972, in the Arapahoe County Clerk and Recorder's Office and being in the Northwest One-Quarter of Section 32, Township 4 South, Range 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 32;

Thence S86°46'30"E, a distance of 525.66 feet, to a point at the intersection of the Easterly Right of Way line of South Holly Place and the South Right of Way line of East Yale Avenue, being the Point of Beginning;

1. Thence along said South line N89°57'12"E, a distance of 345.07 feet;
2. Thence S85°21'17"W, a distance of 117.54 feet;
3. Thence S89°55'49"W, a distance of 149.66 feet;
4. Thence along a tangent curve to the left with a radius of 114.00 feet, a delta angle of 010°55'14", an arc length of 21.73 feet and whose long chord bears S84°28'13"W for 21.70 feet to a point of compound curvature;
5. Thence along a curve to the left with a radius of 27.50 feet, a delta angle of 071°09'00, an arc length of 34.15 feet and whose long chord bears S43°26'06"W for 32.00 feet to a point on said Easterly line;
6. Thence along said Easterly line N44°55'55"W, a distance of 49.08 feet to a point on said South line and the Point of Beginning;

Containing an area of 3,187 square feet or approximately 0.073 acres, more or less.

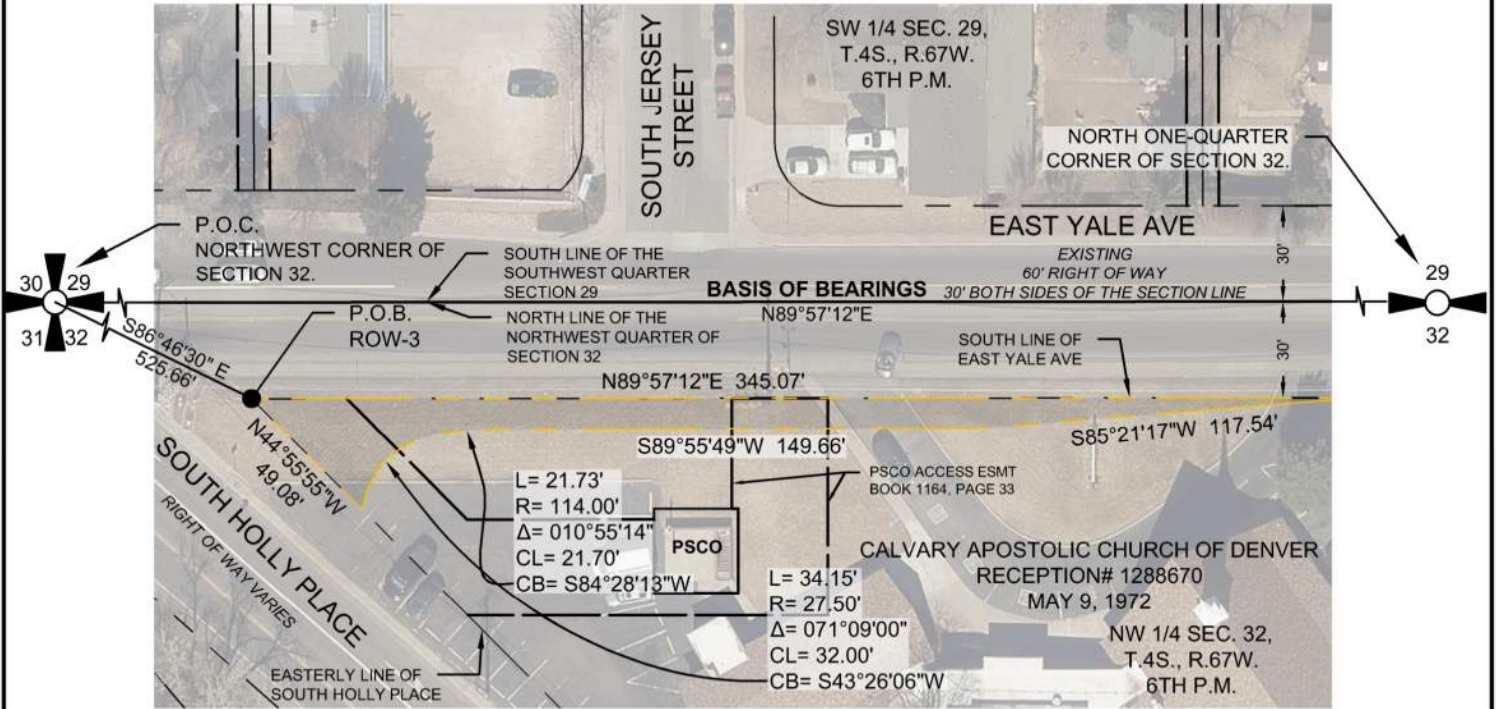
Basis of Bearings: Bearings herein are based on the Section line common to the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the Northwest Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the North One-Quarter Corner of said Section 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

Ramon L Sanchez, PLS 38605
For and on behalf of David Evans and Associates, Inc.
1600 Broadway Ste 800
Denver, CO 80202

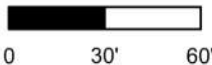


EXHIBIT "A"

RIGHT OF WAY ACQUISITION



SCALE: 1" = 60'



LEGEND

- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- ROW-3 AREA 3187 SQ. FT. (0.073 ACRES)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

CURVE ABBREVIATIONS

- L=ARC LENGTH CL=CHORD LENGTH Δ=DELTA ANGLE
- R=RADIUS CB=CHORD BEARING

BASIS OF BEARINGS:

Bearings herein are based on the Section line common to the Southwest quarter of Section 29 and the Northwest quarter of Section 32, Township 4 South, Range 67 West, of the 6TH P.M., having a Colorado Central Zone NAD 83 (2011) grid bearing of N89°57'12"E, said line being monumented on the west by the corner of Sections 29, 30, 31 and 32 (a 3.25 inch aluminum cap in a Range Box, PLS 23521), and on the east by the Quarter Corner of said Section 29 (a 3.25 inch aluminum cap in a Range Box, PLS 23521).

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

NOTICE: THIS LEGAL DESCRIPTION AND/OR GRAPHIC EXHIBIT ARE NOT TO BE DESIGNATED NOR CONSTRUED AS BEING A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.



**DAVID EVANS
AND ASSOCIATES INC.**

1600 Broadway, Suite 800
Denver, CO 80202
Phone: 720.946.0969

PROJECT NO.: CCDN00001042	SHEET NO.: 1 of 1
FILE NAME: CCDN1042-SR-ROW-ROW3	DRAWN BY: DWG MJWO
DATE: 5/2/2024	CHECKED BY: RLSA
SCALE: 1 INCH=60 FEET	PROJECT MANAGER: DAJC

RIGHT OF WAY ACQUISITION
ROW-3

ARAPAHOE COUNTY, CO