

After Recording Return To:
[Enter Grantee's Address]

QUITCLAIM DEED

The Board of County Commissioners of Arapahoe County, a political division of the State of Colorado ("Grantor"), with a principal place of business at 5334 Prince Street, Littleton, Colorado, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, hereby sells and quitclaims to Colorado Department of Transportation, a State Government Agency ("Grantee"), with a principal address at 2829 W. Howard Pl., City and County of Denver and State of Colorado, the following real property in the County of Arapahoe and State of Colorado, to wit: RW-85B, as more particularly described in Exhibit A attached hereto and incorporated herein by reference, for all purposes and with all its appurtenances.

EXECUTED, as of the [date] day of [month], 2025.

GRANTOR:

BOARD OF COUNTY COMMISSIONERS FOR ARAPAHOE COUNTY

Leslie Summey, Chairperson
Board of County Commissioners

STATE OF COLORADO
COUNTY OF ARAPAHOE

The above and foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Leslie Summey, as Chairperson of the Board of County Commissioners of Arapahoe County.

Notary Signature

Title of Office



After Recording Return To:
[Enter Grantee's Address]

GRANTEE:

[GRANTEE NAME]

[Name of Authorized Official]
[Title of Authorized Official]

STATE OF _____
COUNTY OF _____

The above and foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____ as ____ (Title) _____ of [Grantee Name].

Notary Signature

Title of Office



After Recording Return To:
[Enter Grantee's Address]

EXHIBIT A

PROJECT NUMBER: STU C100-038

PARCEL NUMBER: RW-85B

PROJECT CODE: 20992

DATE: July 10, 2019

DESCRIPTION

A tract or parcel of land No. RW-85B of the Department of Transportation, State of Colorado Project No. STU C100-038 containing 3,898 sq. ft. (0.089 acres), more or less, being a portion of that parcel of land described in the Warranty Deed from Nathan Feld to FLD Limited Liability Co. recorded October 20, 2003 at Reception Number B3229047, in the office of the Arapahoe County Recorder, located in the Northeast Quarter of Section 27, Township 4 South, Range 67 West, of the 6th Principal Meridian, in Arapahoe County, Colorado, said parcel being more particularly described as follows:

Beginning at the northwest corner of that parcel described in the Rule and Order in Condemnation with the State Department of Highways as Petitioner and Nathan B. Feld and Oscar Malek et al. as Respondents recorded on April 28, 1980 in Book 3208 at Pages 478-482 at Reception Number R1961364 in said office of the Arapahoe County Recorder, from whence the Southwest Corner of said Northeast Quarter of Section 27 (monumented by a 3 ¼ inch brass cap in a range box at the intersection of Iliff Avenue and Dayton Way stamped "COLO DEPT OF TRANSPORTATION 1994 PLS NO 26280") bears South 74°17'56" West for a distance of 968.93 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence South 44°01'24" East, along southwest line of said parcel described in the Rule and Order recorded at Reception Number R1961364, for a distance of 291.22 feet to a westerly corner of said parcel described in the Rule and Order recorded at Reception Number R1961364;
2. Thence South 22°54'05" West, along a northwest line of said parcel described in the Rule and Order recorded at Reception Number R1961364, for a distance of 20.52 feet to the western corner of said parcel described in the Rule and Order recorded at Reception Number R1961364;
3. Thence North 40°30'30" West for a distance of 107.71 feet;
4. Thence northwesterly for a distance of 1.72 feet along the arc of a curve to the left, having a radius of 28.00 feet, a central angle of 3°31'22" and the long chord of which bears North 42°16'11" West for a distance of 1.72 feet;
5. Thence North 44°01'52" West for a distance of 182.36 feet to a point on the west line of said parcel described in the Warranty Deed recorded at Reception Number B3229047;

After Recording Return To:
[Enter Grantee's Address]

6. Thence North 13°52'52" East, along said west line of that parcel described in the Warranty Deed recorded at Reception Number B3229047, for a distance of 14.46 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 3,898 sq. ft. (0.089 acres), more or less.

BASIS OF BEARINGS: All bearings shown herein are based on a Grid Bearing of North 22°58'58" West from NGS Station "JOG", being a 3 ½ inch NGS Brass Cap in concrete stamped "JOG 1977", to NGS Station "TRANSPORTATION", being a 9/16 inch stainless steel rod in a sleeve set in a 5 inch CDOT well box stamped "TRANSPORTATION 1995".

Kevin B. McGuire 07-10-2019

Kevin McGuire, Colorado Licensed Surveyor, PLS 38490

I, Kevin B. McGuire, hereby state that my certification applies only to those items revised after the certification date of the previous version of this Legal Description made by Bradley J. Danielson, PLS 25622, on 05/07/19. See Sheet 1.01 of the ROW Plan of this project for full statement.

For and on behalf of
David Evans and Associates
1600 Broadway, Suite 800
Denver, CO 80202

