

WARRANTY DEED

THIS DEED is made this 26 day of February, 2025, between James E. Riley ("the Grantor"), whose street address is 2801 S. Holly Place, Denver, CO 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 \$10.00, the payment of 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, 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]

Said property is conveyed for road purposes, 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 minerals 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.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, its heirs and assigns forever. The Grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee, its heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has/have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except:

[None]

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 person or persons lawfully claiming the whole or any part thereof.

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:

By: 
Name: James E. Riley

STATE OF Colorado }
COUNTY OF Denver } ss.

The foregoing instrument was acknowledged before me this 26th day of February, 2025 by James E. Riley.

Witness my hand and official seal.
My commission expires 8/26/2026

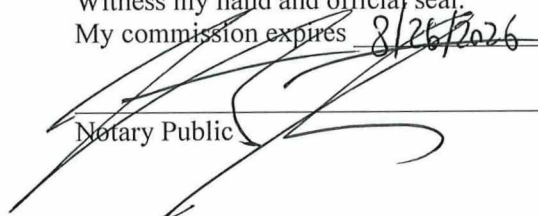

Notary Public



EXHIBIT 'A'
Legal Description

Parcel: ROW-1

A parcel of land, ROW-1, lying within property described and recorded at Reception Number B9080536 on July 24th, 2009, 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 S85°58'46"E, a distance of 422.97 feet, to a point on 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 2.10 feet to a point on the West Right of Way line of South Holly Street;
2. Thence along said West line S48°30'49"E, a distance of 23.24 feet;
3. Thence departing said West line S89°41'33"W, a distance of 6.47 feet to a point on the East Right of Way line of Highline Canal;
4. Thence along said East line N40°20'36"W, a distance of 8.39 feet to a point of tangency;
5. Thence following said East line along a curve to the right with a radius of 1407.40 feet, a delta angle of 0°28'51", an arc length of 11.81 feet and whose long chord bears N40°06'10"W for 11.81 feet to a point on said South line and the Point of Beginning.

Containing an area of 67 square feet or approximately 0.0015 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

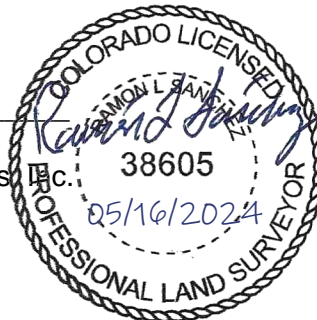
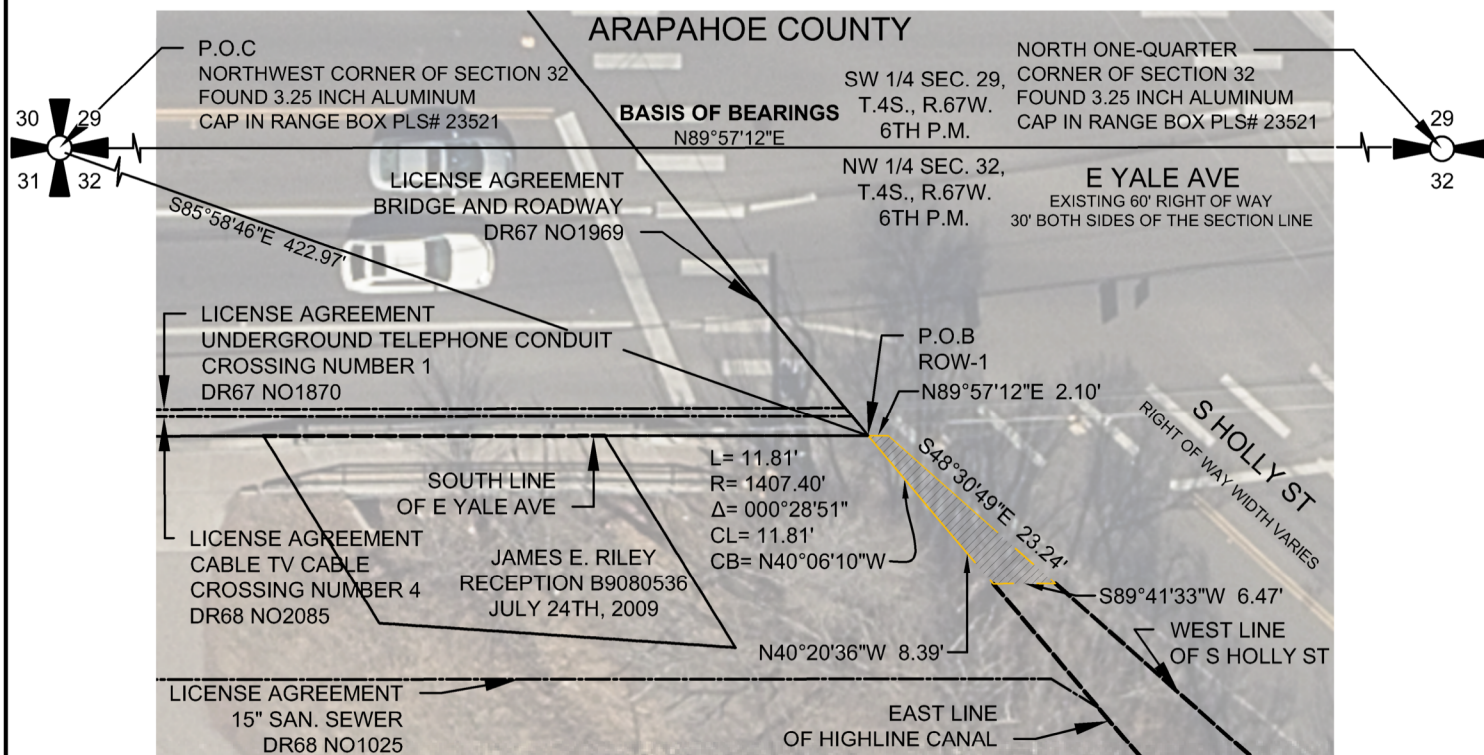
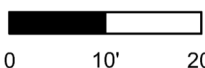


EXHIBIT "A"

RIGHT OF WAY ACQUISITION



SCALE: 1" = 20'



LEGEND

- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- EXISTING EASEMENT CENTERLINE
- EXISTING EASEMENT BOUNDARY
- ROW-1 AREA 67 SQ. FT. (0.0015 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 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).

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.:	
FILE NAME:	CCDN1042-SR-ROW-ROW-1	DRAWN BY:	
DATE:	5/16/2024	CHECKED BY:	
SCALE:		PROJECT MANAGER:	

RIGHT OF WAY ACQUISITION
ROW-1

ARAPAHOE COUNTY, CO