

## WARRANTY DEED FOR RIGHT OF WAY

**THIS DEED** is made this 27 day of May, 2022, between SCHULTJANN HOLDING, LLC (“the Grantor”), whose street address is 11545 HELENA ST., COMMERCE CITY, CO 80022, 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 (\$10) Dollars 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, together with improvements, if any, situate, lying, and being in the County of Arapahoe and the State of Colorado, described as:

See Exhibit A

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 ensembling 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:

No exceptions

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: SCHULTJANN HOLDING, LLC

Name: Erika Warren  
Title: Partner

State of Colorado       }  
                                      } ss  
County of                }

The foregoing instrument was acknowledged before me this 27 day of MAY, 2022 by ERIKA WARREN, as PARTNER of SCHULTJANN HOLDINGS, an authorized representative of the Grantor.

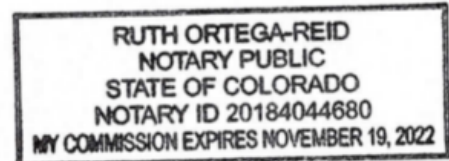
My commission expires NOV. 19, 2022. Witness my hand and official seal.

Ruth Ortega-Reid  
Signature

RUTH ORTEGA-REID  
Name of Notary

34352 E. 142<sup>ND</sup> HUDSON CO. 80642  
Address of Notary

(SEAL)



**EXHIBIT A**

**RIGHT-OF-WAY ACQUISITION 01**

**PROPERTY DESCRIPTION**

A PORTION OF THE PROPERTY DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. E1158661 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, LOCATED IN SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5 BEING MONUMENTED AT THE SOUTH 1/4 CORNER BY A 3.25" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 25775 1196," AND THE SOUTHWEST CORNER OF SAID SECTION 5 BY A 2.5" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 11434 1999," WHICH BEARS N89°41'44"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5,

THENCE N83°52'49"W A DISTANCE OF 542.83 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST QUINCY AVENUE, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THAT PROPERTY RECORDED UNDER RECEPTION NO. A6159746 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST QUINCY AVENUE, N89°41'44"W A DISTANCE OF 1226.91 FEET, TO A POINT ON THE EASTERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. D8040080;

THENCE ON SAID EASTERLY LINE, N04°32'00"E A DISTANCE OF 2.01 FEET;

THENCE DEPARTING SAID EASTERLY LINE, S89°41'44"E A DISTANCE OF 1226.76 FEET, TO A POINT ON THE WESTERLY LINE OF SAID PROPERTY RECORDED UNDER RECEPTION NO. A6159746;

THENCE ON SAID WESTERLY LINE, S00°17'51"W A DISTANCE OF 2.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,454 SQUARE FEET OR 0.0563 ACRES.

EXHIBIT ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

**PROPERTY DESCRIPTION STATEMENT**

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38252  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



# EXHIBIT

POINT OF COMMENCEMENT  
S 1/4 COR S.5, T.5S, R.64W, 6TH P.M.  
RECOVERED 3.25" ALUMINUM CAP IN RANGE BOX  
STAMPED "LS 25775 1996"

QUINCY ELECTRIC SUBSTATION  
SUBDIVISION EXEMPTION  
REC. NO. A6159746

POINT OF  
BEGINNING

S00°17'51"W  
2.00'

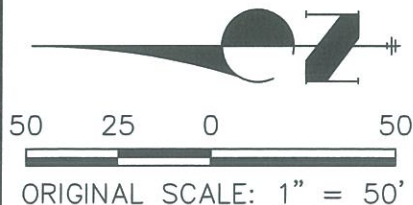
30' WATER  
PIPELINE EASEMENT  
REC. NO. D6060137

SPECIAL WARRANTY DEED  
REC. NO. E1158661

RIGHT-OF-WAY  
2,454 SQ. FT.  
0.0563 AC

E. QUINCY AVE.  
(110' R.O.W.)

BASIS OF BEARINGS  
S. LINE, SW1/4, SEC. 5,  
T5S, R64W, 6TH P.M.  
N89°41'44"W 2635.91'



SPECIAL WARRANTY DEED  
REC. NO. D8040080

N04°32'00"E  
2.01'

SW COR S.5, T.5S, R.64W, 6TH P.M.  
RECOVERED 2.5" ALUMINUM CAP IN RANGE BOX  
STAMPED "LS 11434 1999"

N89°41'44"W 1226.91'  
NORTH R.O.W. LINE  
QUINCY AVE.  
BOOK 2826, PAGE 722  
REC. NO. 1761586

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RIGHT-OF-WAY DEDICATION 01  
WATKINS RECYCLING FACILITY  
PROJECT NO.: 15694.00  
DATE: 7/11/2022

SHEET: 2 OF 2



**J-R ENGINEERING**

A Westrian Company

Centennial 303-740-9993 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)