

RECORDING REQUESTED BY AND

WHEN RECORDED MAIL TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made this \_\_\_\_ day of \_\_\_\_\_, 2022, between **UNIVERSITY OF COLORADO HEALTH**, a Colorado non-profit corporation, (the "**Grantor**"), whose street address is 12401 E. 17<sup>th</sup> Ave., Aurora, CO 80045, 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 and 00/100 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 of that certain real property, together with improvements, if any, situate, lying, and being in the County of Arapahoe and the State of Colorado, that is legally described in Exhibit A attached hereto (the "**Property**").

The 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 Property.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, unto the Grantee, its heirs and assigns forever.

AND Grantor covenants and agrees to and with Grantee, to warrant and defend the quiet and peaceable possession of the Property by Grantee, its successors and assigns, against every person who lawfully claims the Property or any part thereof, by, through or under Grantor, subject the statutory exceptions as defined in CRS 38-30-113, revised, and to the matters set forth on **Exhibit B** attached hereto.

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.

[SIGNATURE PAGE FOLLOWS]

## EXHIBIT "A"

PROJECT NUMBER: C15-004, ADD. #11  
CDOT/FEDERAL AID PROJECT NUMBER ACQ C100-044

PARCEL NUMBER: RW-4  
February 07, 2022  
DESCRIPTION

A RIGHT-OF-WAY NO. RW-4 OF THE COUNTY OF ARAPAHOE RIGHT OF WAY PROJECT NUMBER C15-004, ADD #11, AND CDOT FEDERAL AID PROJECT NUMBER ACQ C100-044, CONTAINING 2,139 SQ. FT. (0.049 ACRES), MORE OR LESS, IN THE EAST HALF OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN UNINCORPORATED ARAPAHOE COUNTY, COLORADO, BEING A PORTION OF LOT 1, INVERNESS SUBDIVISION FILING NO. 32 RECORDED NOVEMBER 22, 1999 AT RECEPTION NO. A9185223 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF ARAPAHOE, STATE OF COLORADO, SAID RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 34, THENCE NORTH 26°57'15" WEST, A DISTANCE OF 3483.25 FEET TO THE WESTERLY RIGHT-OF-WAY OF INVERNESS DRIVE WEST AND THE **POINT OF BEGINNING**;  
THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, NORTH 33°11'29" WEST, A DISTANCE OF 7.95 FEET;

THENCE NORTH 11°38'38" WEST, A DISTANCE OF 101.05 FEET;

THENCE NORTH 02°01'05" EAST, A DISTANCE OF 37.55 FEET;

THENCE NORTH 09°55'57" WEST, A DISTANCE OF 89.14 FEET;

THENCE NORTH 07°02'20" WEST, A DISTANCE OF 56.12 FEET;

THENCE NORTH 51°08'49" EAST, A DISTANCE OF 11.98 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID INVERNESS DRIVE WEST, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,045.85 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 84°43'43" EAST;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING FOUR (4) COURSES:

1. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°27'42", AN ARC LENGTH OF 44.93 FEET;
2. SOUTH 07°47'47" EAST, A DISTANCE OF 53.43 FEET;
3. SOUTH 06°01'39" EAST, A DISTANCE OF 153.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 313.00 FEET;
4. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°15'02", AN ARC LENGTH OF 45.07 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED RIGHT-OF-WAY CONTAINS AN AREA OF 0.049 ACRES, (2,139 SQUARE FEET), MORE OR LESS.

**BASIS OF BEARINGS:** BEARINGS REFERENCED HEREIN ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67 WEST, SIXTH P.M. MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 34 BY A 3-1/4" ALUMINUM CAP WITH ILLEGIBLE STAMPING IN A MONUMENT BOX AND AT THE NORTHEAST CORNER OF SAID SECTION 34 BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 7361 1990", TAKEN TO BEAR NORTH 00°07'57" WEST, A DISTANCE OF 5275.77 FEET.

DANIEL E. DAVIS,  
COLORADO P.L.S. NO. 38256  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, COLORADO 80122  
303-713-1898

## **EXHIBIT "B"**

1. Avigation and Hazard Easement recorded on April 2, 1987, at Book 5096 at Page 399.
2. Corrective Grant of Easement and Agreement recorded on December 28, 1987, at Book 5337 at Page 658.
3. Utility Easement recorded on January 30, 1980, at Book 3163 at Page 27.
4. Terms, conditions, provisions, agreements and obligations contained in the Board of County Commissioners Resolution No. 395-87, recorded on April 10, 1987, at Book 5109 at Page 253.
5. Subdivision Plat recorded on October 10, 1996, at Reception No. A6131522.
6. Terms, Subdivision Plat recorded November 22, 1999, at Reception No. A9185223.
7. Easement Agreement recorded on January 25, 1999, at Reception No. A9013476.
8. Easement recorded May 6, 1999, at Reception No. A9075681.
9. Declaration of Protective Covenants recorded August 28, 1995, in Book 8082 at Page 278.  
Supplement recorded December 15, 1999 at Reception No. A9195724.  
Amendment recorded September 14, 2011 at Reception No. D1087937.  
Confirmation of Maximum Allowable Height recorded September 19, 2000 at Reception No. B0119495.  
Termination of Right of Repurchase recorded September 19, 2000 at Reception No. B0119496.
10. Special Warranty Deed recorded December 15, 1999, at Reception No. A9195723.
11. Rule and Order recorded on May 14, 2002, at Reception No. B2088503
12. Uniform Easement Deed and Revocable Storm Drainage License Agreement recorded on December 24, 2002, at Reception No. B2247101.
13. Uniform Easement Deed and Revocable Storm Drainage License Agreement recorded on December 24, 2002, at Reception No. B2247102.
14. Slope and Drainage Easement recorded September 5, 2003, at Reception No. B3198559.
15. Real Property Donation recorded September 5, 2003, at Reception No. B3198560.
16. Grant of Easement recorded February 25, 2005, at Reception No. B5027397.
17. Special Warranty Deed recorded February 25, 2005, at Reception No. B5027396.
18. 167 Inverness Drive West Sidewalk Construction Reimbursement Agreement recorded September 19, 2014, at Reception No. D4087328.
19. Sign Easement Agreement recorded February 6, 2018, at Reception No. D8012189.

20. Subdivision Improvement Agreement Relating to the Development of Inverness Sub #32/L1/UCHealth Steadman Hawkins Clinic Denver and CU Sports Medicine/ASP recorded April 30, 2018, at Reception No. D8041456.
21. Uniform Easement Deed and Revocable Storm Drainage License Agreement recorded December 26, 2018, at Reception No. D8125474.
22. Stormwater management Facility Operation and Maintenance (O&M) Manual recorded December 27, 2018, at Reception No. D8125738.
23. Uniform Easement Deed and Revocable Storm Drainage License Agreement – Corrected Agreement recorded January 25, 2019, at Reception No. D9007298.
24. Public Service Co. of Colorado Easement recorded July 31, 2019, at Reception No. D9076723.
25. Terms, conditions, provisions, agreements and obligations contained in the Public Service Co. of Colorado Easement recorded July 31, 2019, at Reception No. D9076724.
26. Terms, conditions, provisions, agreements and obligations contained in the Grant of Water and Sanitary Sewer Easement and Agreement recorded on March 12, 2020, at Reception No. E0031389.
27. Grant of Water Easement and Agreement recorded March 12, 2020, at Reception No. E0031390.
28. Terms, conditions, provisions, agreements and obligations contained in the Grant of Sanitary Sewer Easement and Agreement recorded March 12, 2020, at Reception No. E0031391.

**IN WITNESS WHEREOF**, the Grantor has executed this Special Warranty Deed on the date and year set forth above.

UNIVERSITY OF COLORADO HEALTH, a Colorado non-profit corporation

\_\_\_\_\_  
By:  
Its:

STATE OF \_\_\_\_\_ }  
  } ss.  
COUNTY OF \_\_\_\_\_ }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by  
\_\_\_\_\_ as \_\_\_\_\_ of UNIVERSITY OF  
COLORADO HEALTH, a Colorado non-profit corporation.

Witness my hand and official seal.  
My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public