

WARRANTY DEED

THIS DEED is made this ____ day of _____, 20__, between INVERNESS METROPOLITAN IMPROVEMENT DISTRICT, a Colorado quasi-municipal corporation and subdivision of the State of Colorado (“the Grantor”), whose street address is 188 Inverness Drive West, Greenwood Village, Colorado 80112, 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 ATTACHED 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 itself, its successors and assigns, 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, it 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:

SEE ATTACHED EXHIBIT “B”

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.

[SIGNATURE PAGE FOLLOWS]

**Exhibit A
To
Warranty Deed**

Legal Description

A PORTION OF LOT 1, INVERNESS SUBDIVISION FILING NO. 13, RECORDED UNDER RECEPTION NO. 94133116, IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, WHENCE THE SOUTHERLY BOUNDARY OF SAID LOT 1 BEARS NORTH 89°36'45" EAST, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE ALONG THE WESTERLY, NORTHERLY, AND EASTERLY BOUNDARIES OF SAID LOT 1, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 12°39'32" WEST, A DISTANCE OF 33.01 FEET;
2. NORTH 00°39'54" WEST, A DISTANCE OF 216.00 FEET;
3. NORTH 89°20'06" EAST, A DISTANCE OF 465.00 FEET;
4. SOUTH 00°39'54" EAST, A DISTANCE OF 6.91 FEET;

THENCE DEPARTING THE EASTERLY BOUNDARY OF SAID LOT 1, SOUTH 86°30'26" WEST, A DISTANCE OF 197.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 630.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°04'36", AN ARC LENGTH OF 132.79 FEET;

THENCE SOUTH 15°33'42" EAST, A DISTANCE OF 14.07 FEET;

THENCE SOUTH 72°59'55" WEST, A DISTANCE OF 32.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 80.20 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 101°37'35", AN ARC LENGTH OF 142.24 FEET;

THENCE SOUTH 28°37'40" EAST, A DISTANCE OF 84.29 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 1;

THENCE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 89°36'45" WEST, A DISTANCE OF 93.75 FEET TO THE **POINT OF BEGINNING**.

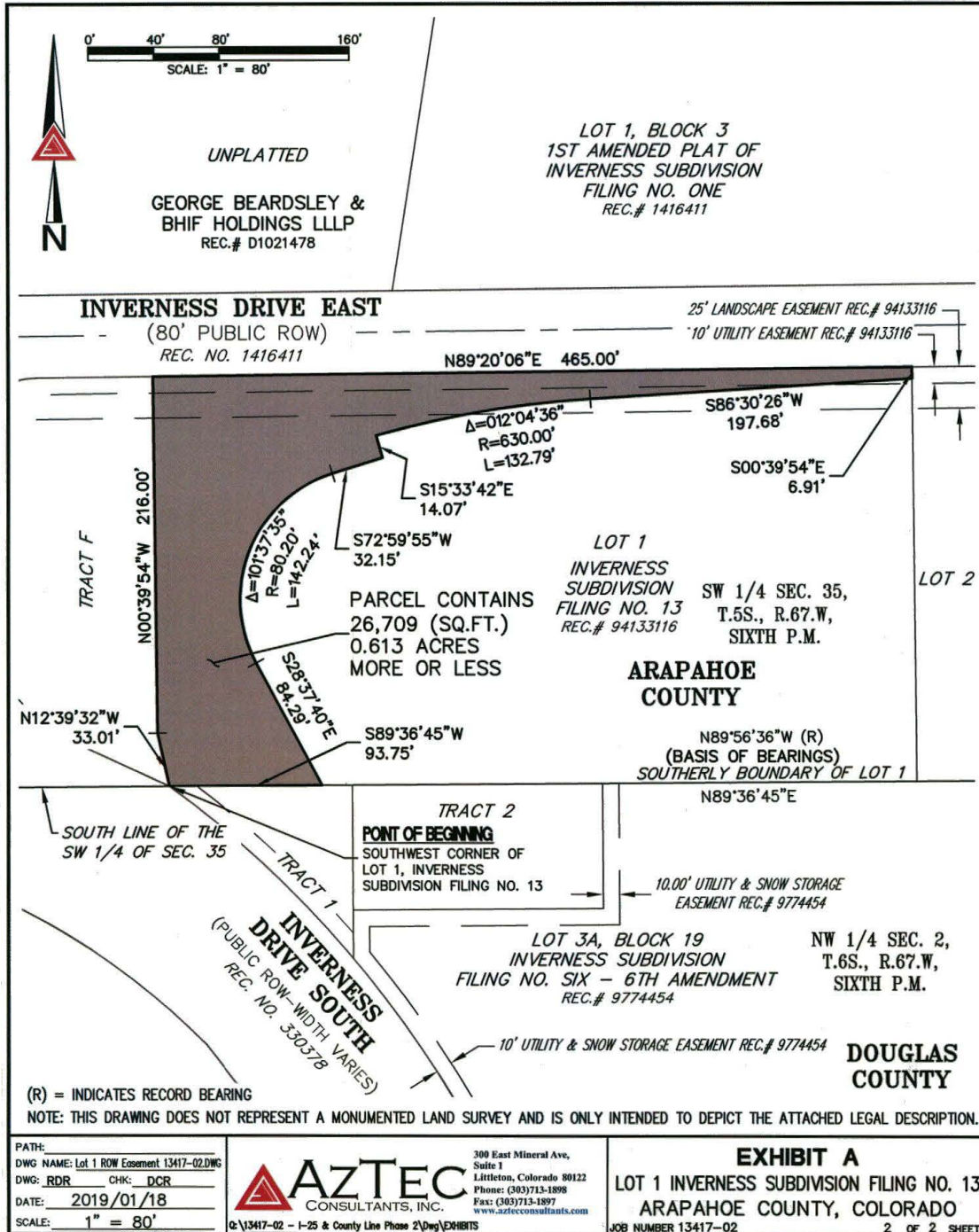
CONTAINING AN AREA OF 0.613 ACRES, (26,709 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

DALE C. RUSH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 33204
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122
303-713-1898



ILLUSTRATION TO EXHIBIT A



PATH:
 DWG NAME: Lot 1 ROW Easement 13417-02.DWG
 DWG: RDR CHK: DCR
 DATE: 2019/01/18
 SCALE: 1" = 80'



300 East Mineral Ave,
 Suite 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
 www.aztecconsultants.com

EXHIBIT A
LOT 1 INVERNESS SUBDIVISION FILING NO. 13
ARAPAHOE COUNTY, COLORADO
 JOB NUMBER 13417-02 2 OF 2 SHEETS

**Exhibit B
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Exceptions to Title

- 1) ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
- 2) EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- 3) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
- 4) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- 5) (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- 6) TAXES AND ASSESSMENTS FOR THE YEAR 2015 AND SUBSEQUENT YEARS.
- 7) CONDITIONS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN DECLARATION OF PROTECTIVE COVENANTS DATED APRIL 13, 1973 AND RECORDED APRIL 18, 1973 IN BOOK 2119, PAGE 691, AS AMENDED AND SUPPLEMENTED BY INSTRUMENTS RECORDED JUNE 6, 1973 IN BOOK 2134, PAGE 406, SEPTEMBER 3, 1974 IN BOOK 2271, PAGE 233, OCTOBER 22, 1974 IN BOOK 2284, PAGE 339, JANUARY 11, 1977 IN BOOK 2538, PAGE 442 AND AUGUST 18, 1977 IN BOOK 2636, PAGE 182; AND MAY 9, 1978 IN BOOK 2772, PAGE 200, MAY 22, 1978 IN BOOK 2779, PAGE 355 AND DECEMBER 20, 1979 IN BOOK 3140 AT PAGE 620.

ASSIGNMENT IN CONNECTION WITH SAID COVENANTS RECORDED DECEMBER 28, 1977 IN BOOK 2703 AT PAGE 373, AND IN INSTRUMENT RECORDED AUGUST 18, 1993 IN BOOK 7088 AT PAGE 263.
- 8) ANY TAXES OR ASSESSMENTS BY REASON OF INCLUSION OF SUBJECT LANDS INTO THE INVERNESS WATER AND SANITATION DISTRICT AND/OR THE INVERNESS METROPOLITAN DISTRICT.
- 9) TERMS, CONDITIONS AND PROVISIONS OF DECLARATION AND AGREEMENT REGARDING RESTRICTIVE COVENANTS (AREA A) IN INSTRUMENT RECORDED APRIL 9, 1987 IN BOOK 5106 AT PAGE 496 (ARAPAHOE COUNTY RECORDS) AND APRIL 10, 1987 IN BOOK 712 AT PAGE 789 (DOUGLAS COUNTY RECORDS), FIRST AMENDMENT THERETO RECORDED OCTOBER 5, 1987 IN BOOK 5277 AT PAGE 169 (ARAPAHOE COUNTY RECORDS) AND OCTOBER 5, 1987 IN BOOK 750 AT PAGE 935 (DOUGLAS COUNTY RECORDS).

ASSIGNMENT OF DECLARANTS RIGHTS RECORDED AUGUST 22, 2007 UNDER RECEPTION NO. B7108979.

10) TERMS, CONDITIONS AND PROVISIONS AND EASEMENT AS CONTAINED IN EASEMENT AND SERVICE AGREEMENT RECORDED APRIL 24, 1992 IN BOOK 6449 AT PAGE 571 AND IN AGREEMENT RECORDED JUNE 11, 1993 IN BOOK 6975 AT PAGE 190.

11) SIDEWALK EASEMENT AS CONVEYED TO THE INVERNESS METROPOLITAN IMPROVEMENT DISTRICT IN INSTRUMENT RECORDED AUGUST 11, 1992 IN BOOK 6572 AT PAGE 217.

12) RIGHT OF WAY EASEMENT AS GRANTED TO CONTICOMM, INC., A COLORADO CORPORATION IN INSTRUMENT RECORDED JANUARY 10, 1996, UNDER RECEPTION NO. A6003762.

13) TERMS, CONDITIONS AND PROVISIONS OF STANDARD AVIGATION AND HAZARD EASEMENT RECORDED SEPTEMBER 14, 1994 IN BOOK 7704 AT PAGE 274.