

Following recordation, return to:

Dirk Zender
Douglas County Department of Public Works Engineering
100 Third Street
Castle Rock, CO 80104

NO DOCUMENTARY FEE REQUIRED PER C.R.S. § 39-13-104(1)(a)

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED (the “Deed”), dated this 28 day of January, 2025 is made by and between **EDWARD BOYD and NADINE BOYD**, whose address is 2001 Marlin Way, Castle Rock, Colorado 80109 (“**Grantor**”), and the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO**, a political subdivision of the State of Colorado, whose address is 100 Third Street, Castle Rock, CO 80104 (“**Grantee**”).

WITNESS, that Grantor, for and in consideration of the sum of EIGHTY EIGHT THOUSAND SIX HUNDRED SIXTY DOLLARS AND NO CENTS (\$88,660.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm in fee simple, unto Grantee and its successors and assigns forever, all of Grantor’s interest in and to the real property, together with improvements, if any, situate, lying and being in the County of Douglas, State of Colorado, described as follows:

See Exhibits “A” &”B”, attached hereto and incorporated herein by this reference (the “Property”).

Grantor hereby reserves and retains from this conveyance all subsurface nontributary and not nontributary groundwater rights that are appurtenant to or underlie the above described real property. However, this reservation of water rights does not waive any applicable statutes, regulations, resolutions, policies, ordinances, or permits of the State of Colorado or Douglas County with respect to Grantor’s reserved and retained water rights, including all applicable statutes, regulations, resolutions, policies, ordinances, or permits with respect to well placement. No well, ditch, pipe, pipeline, pump, headgate or other structure associated with Grantor’s reserved and retained water rights shall be allowed to interfere in any way with Grantee’s use and enjoyment of the property herein conveyed.

TOGETHER with all and singular the rights, tenements, easements, appendages, ways, privileges, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits and incorporeal rights thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments, easements, rights-of-way and appurtenances.

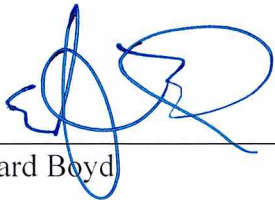
TO HAVE AND TO HOLD the Property above bargained and described, with the appurtenances, unto Grantee and its successors and assigns forever. And Grantor, for itself and its


successors and assigns, does covenant, grant, bargain and agree to and with Grantee and its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the Property, has 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 whatsoever, **except for all matters of record, real property taxes and assessments, and matters that would be disclosed by a land survey or other inspection of the Property.**

Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained Property in the quiet and peaceable possession of Grantee and its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date set forth above.

GRANTOR:

By: 
Edward Boyd

By: 
Nadine Boyd

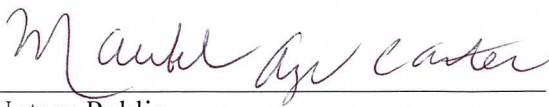
STATE OF COLORADO)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 28 day of January, 2025, by Edward Boyd and Nadine Boyd.

SEAL



Witness my hand and official seal


Notary Public

My commission expires: 04/16/28

EXHIBIT "A"

**PROJECT NUMBER: CI 2020-015
PARCEL NUMBER: RM-6
DATE: April 14, 2023
DESCRIPTION**

A tract or parcel of land No. RM-6 of Douglas County Project No. CI 2020-015 containing 54,331 sq. ft. (1.247 acres), more or less, being a portion of that parcel recorded in Rec.Number 201406908, located in the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4, in Section 4, Township 9 South, Range 67 West, of the Sixth Principal Meridian, Douglas County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the northeast corner of said Section 4, Thence S33°18'58"W, a distance of 3036.44 feet to a point on the easterly line of said parcel at Rec. Number 201406908 and the westerly line of the Burlington Northern Santa Fe Railway Right of Way and to the TRUE POINT OF BEGINNING;

1. Thence along said easterly and westerly lines, S23°32'31"W, a distance of 593.58 feet to the easterly Right of Way line of Bear Dance Dr.;
2. Thence along said easterly Right of Way line on the arc of a curve to the left, a radius of 646.00 feet, a central angle of 20°36'36", a distance of 232.37 feet, (a chord bearing N08°11'59"E, a distance of 231.12 feet);
3. Thence continuing along said easterly Right of Way line N02°06'19"W, a distance of 222.37 feet;
4. Thence continuing along said easterly Right of Way line on the arc of a curve to the right, a radius of 554.00 feet, a central angle of 11°14'38", a distance of 108.72 feet, (a chord bearing N03°31'00"E, a distance of 108.54 feet);
5. Thence continuing along said easterly Right of Way line, N55°17'12"E, a distance of 35.45 feet to the southerly Right of Way line of Tomah Rd.;
6. Thence along said southerly Right of Way line, S79°51'30"E, a distance of 77.33 feet;
7. Thence continuing along said southerly Right of Way line, S77°47'29"E, a distance of 102.70 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 54,331 sq. ft. (1.247 acres), more or less.

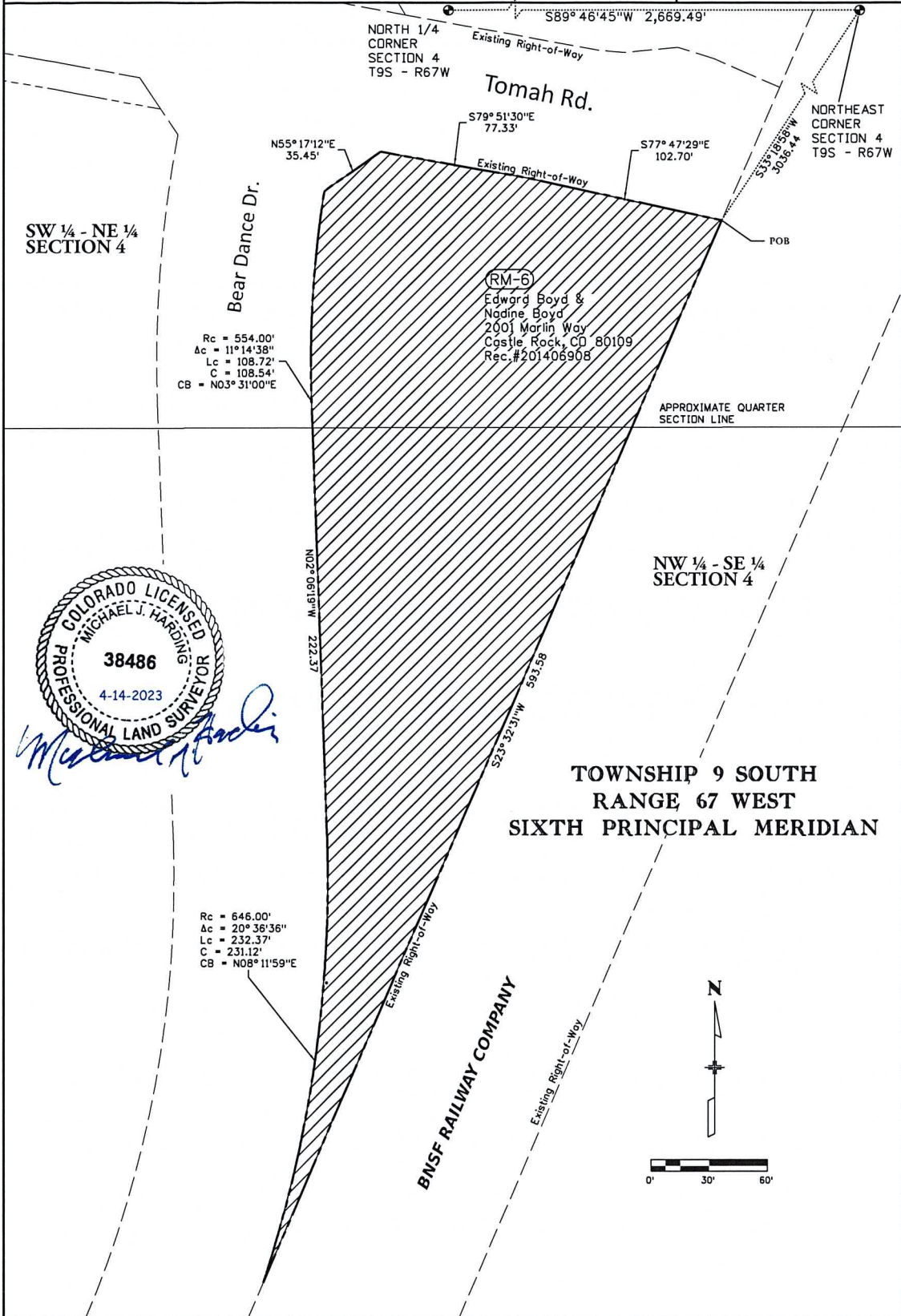
Basis of Bearings: All bearings are based on a line between northeast corner of Section 4, T9S-R67W, monumented by a 2.5 inch aluminum cap, 33/34/4/3, T8S-R67W & T9S-R67W, 1999 and the North ¼ corner of Section 4, T9S-R67W, monumented by a 2.5 inch aluminum cap, 1/4, S33 & S4, LS 6935, T8S-R67W, 1988, bearing S. 89°46'45"W

For and on Behalf of the
Douglas County
Michael J. Harding, PLS 38486
720 S. Colorado Blvd, Suite 1200-S
Glendale, CO 80246



Lee 4:4:25 PM G:\GSV\Projects\B1164_Douglas County_I-25 Frontage Rd\RDW_Survey\Drawings\Exhibits\PE_Legal_sheets.dgn

Print Date: 4/14/2023	RM-6		Project Info.	
File Name: PE_Legal_sheets.dgn			Douglas County Project No. CI 2020-015	
Horiz. Scale: NA			Designer: BDL	Region:
Vert. Scale: NA	Detailer: BDL	Unit Leader: MH		
	Sheet Subset:	Sheet: 1 of 2	Sheet Number 1	



Lee 4:35:50 PM G:\GS\Projects\B1164_Douglas County_1-25 Frontage Rd\ROW_Survey\Drawings\Exhibits\PE_Legal_sheets.dgn

Print Date: 4/14/2023		RM-6	Project Info.	
File Name: PE_Legal_sheets.dgn				
Horiz. Scale: 1"=60'				
Vert. Scale:	Designer: BDL		Region: NA	
	Detailer: BDL		Unit Leader: MH	
	Sheet Subset:		Sheet: 2 of 2	Sheet Number 2

EXHIBIT "B"
PROJECT NUMBER: CI 2020-015
PARCEL NUMBER: RW-6
DATE: April 14, 2023
DESCRIPTION

A tract or parcel of land No. RW-6 of Douglas County Project No. CI 2020-015 containing 5091 sq. ft. (0.117 acres), more or less, being a portion of that parcel recorded in Rec. Number 201406908, located in the SW 1/4 of the NE 1/4, in Section 4, Township 9 South, Range 67 West, of the Sixth Principal Meridian, Douglas County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the northeast corner of said Section 4, Thence S45°44'35"W, a distance of 3404.67 feet to a point on the southerly Right of Way line of Tomah Rd. and to the TRUE POINT OF BEGINNING;

1. Thence, along said southerly Right of Way line, S78°48'44"E, a distance of 126.80 feet;
2. Thence, continuing along said southerly Right of Way line, S79°35'49"E, a distance of 350.45 feet to the westerly Right of Way line of Bear Dance Drive;
3. Thence, along said westerly Right of Way line, S33°56'47"E, a distance of 19.53;
4. Thence N79°35'49"W, a distance of 304.63 feet;
5. Thence N10°24'11"E, a distance of 8.97 feet;
6. Thence N79°35'49"W, a distance of 59.47 feet;
7. Thence N78°48'45"W, a distance of 126.87 feet;
8. Thence N11°11'16"E, a distance of 5.00 feet, more or less, to said southerly Right of Way line and to the TRUE POINT OF BEGINNING

The above-described parcel contains 5091 sq. ft. (0.117 acres), more or less.

Basis of Bearings: All bearings are based on a line between northeast corner of Section 4, T9S-R67W, monumented by a 2.5 inch aluminum cap, 33/34/4/3, T8S-R67W & T9S-R67W, 1999 and the North 1/4 corner of Section 4, T9S-R67W, monumented by a 2.5 inch aluminum cap, 1/4, S33 & S4, LS 6935, T8S-R67W, 1988, bearing S. 89°46'45"W

For and on Behalf of the
 Douglas County
 Michael J. Harding, PLS 38486
 720 S. Colorado Blvd, Suite 1200-S
 Glendale, CO 80246



Lee 4:29:42 PM G:\CS\Projects\B1164_Douglas County_1-25 Frontage Rd\RDW_Survey\Drawings\Exhibits\PE_Legal_sheets.dgn

Print Date: 4/14/2023	RW-6	Project Info.	
File Name: PE_Legal_sheets.dgn		Douglas County Project No. CI 2020-015	
Horiz. Scale: NA		Designer: BDL	Region:
Vert. Scale: NA	Detailer: BDL	Unit Leader: MH	
	Sheet Subset:	Sheet: 1 of 2	Sheet Number 1

Project Number:
Project Code: 81164
Project Location: Douglas County

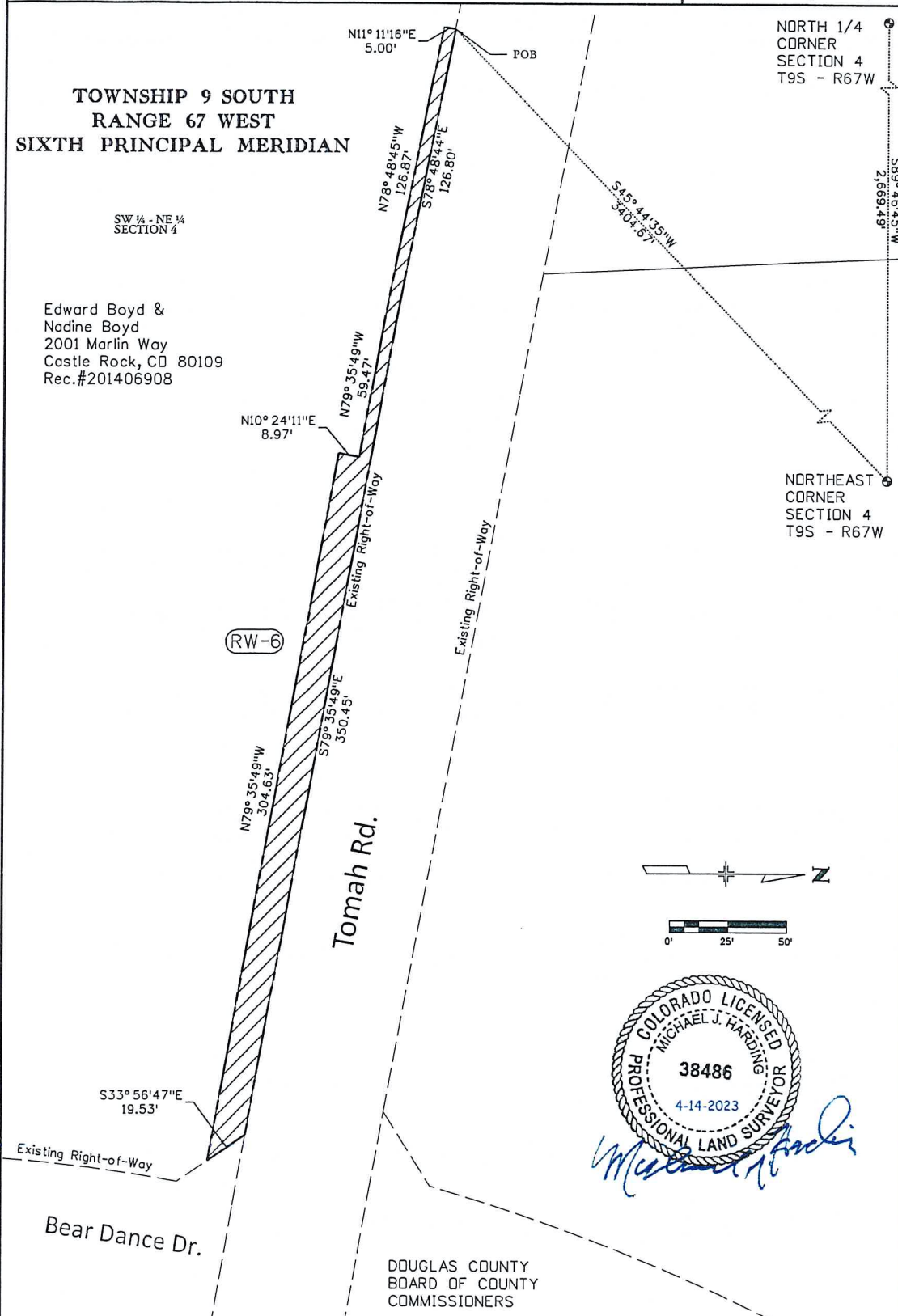
TOWNSHIP 9 SOUTH
RANGE 67 WEST
SIXTH PRINCIPAL MERIDIAN

SW ¼ - NE ¼
SECTION 4

Edward Boyd &
Nadine Boyd
2001 Marlin Way
Castle Rock, CO 80109
Rec.#201406908

NORTH 1/4
CORNER
SECTION 4
T9S - R67W

NORTHEAST
CORNER
SECTION 4
T9S - R67W



RW-6

Tomah Rd.

Bear Dance Dr.



Michael J. Harding

DOUGLAS COUNTY
BOARD OF COUNTY
COMMISSIONERS

Print Date: 4/14/2023		RW-6		Project Info.	
File Name: PE_Legal_sheets.dgn					
Horiz. Scale: 1"=50'					
Vert. Scale:	Designer: BDL	Region: NA			
	Detailer: BDL	Unit Leader: MH			
	Sheet Subset:	Sheet: 2 of 2	Sheet Number	2	

Lee 4:17:03 PM G:\GSP\Projects\81164_Douglas County_I-25 Frontage Rd\RDW_Survey\Drawings\Exhibits\PE_Legal_sheets.dgn