

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)

SPECIAL WARRANTY DEED

PAUL
THIS SPECIAL WARRANTY DEED (the “Deed”), made this 22nd day of JANUARY, 2023, is made by and between the **PAULINE AYERS-MENK REVOCABLE LIVING TRUST, DATED SEPTEMBER 13, 2010, AS AMENDED**, whose address is 7846 Village Road, Parker, CO 80134 (hereinafter “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, Colorado 80104 (hereinafter “Grantee”):

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of THIRTY THOUSAND FIVE HUNDRED SIXTY SEVEN DOLLARS AND 00/100 CENTS (\$30,567.00) 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 successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Douglas, State of Colorado, described as follows:

See Exhibit “A”, attached hereto and incorporated herein by this reference.

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 thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, 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 (collectively the "Property");

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, its successors, official representatives and assigns, does covenant, grant, bargain and agree to and with Grantee, that Grantor shall and will **WARRANT AND FOREVER DEFEND** the above described Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, **BY, THROUGH OR UNDER** Grantor, subject, however, to **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.**

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

GRANTOR:

the **PAULINE AYERS-MENK REVOCABLE LIVING TRUST, DATED SEPTEMBER 13, 2010, AS AMENDED**

By: *Pauline Ayersmenk*
Pauline Ayersmenk,
as Trustee of the Pauline Ayers-Menk Revocable Living Trust,
dated September 13, 2010, as amended

STATE OF COLORADO)
)ss.
COUNTY OF DOUGLAS)

2024
PAULINE

The foregoing instrument was acknowledged before me this 23rd day of JANUARY, ~~2023~~, by Pauline Ayersmenk as Trustee of the Pauline Ayers-Menk Revocable Living Trust, dated September 13, 2010, as amended.

SEAL

ROBERT J ROGERS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20214007712
MY COMMISSION EXPIRES FEB. 25, 2025

Witness my hand and official seal

Robert J Rogers
Notary Public

My commission expires: 02/25/2025

**EXHIBIT A
HILLTOP ROAD RIGHT-OF-WAY
LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF LOT 2, HIDDEN VILLAGE FILING NUMBER ONE, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED APRIL 29, 1966 AT RECEPTION NO. 125234 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 2, BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF HILLTOP ROAD, AS SHOWN ON SAID PLAT;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 2, SOUTH 13°14'42" WEST, A DISTANCE OF 45.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,380.80 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 22°42'29" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°55'06", AN ARC LENGTH OF 311.33 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 38°01'29" WEST, A DISTANCE OF 182.80 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 2 AND SAID SOUTHWESTERLY RIGHT-OF-WAY OF HILLTOP ROAD;

THENCE ALONG SAID NORTHEASTERLY LINE AND SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES:

- 1) SOUTH 54°48'52" EAST, A DISTANCE OF 174.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,984.41 FEET;
- 2) THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°29'15", AN ARC LENGTH OF 293.96 FEET TO THE **POINT OF BEGINNING**.

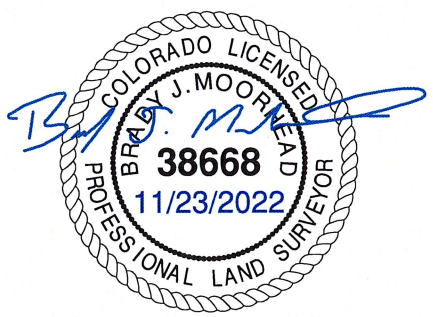
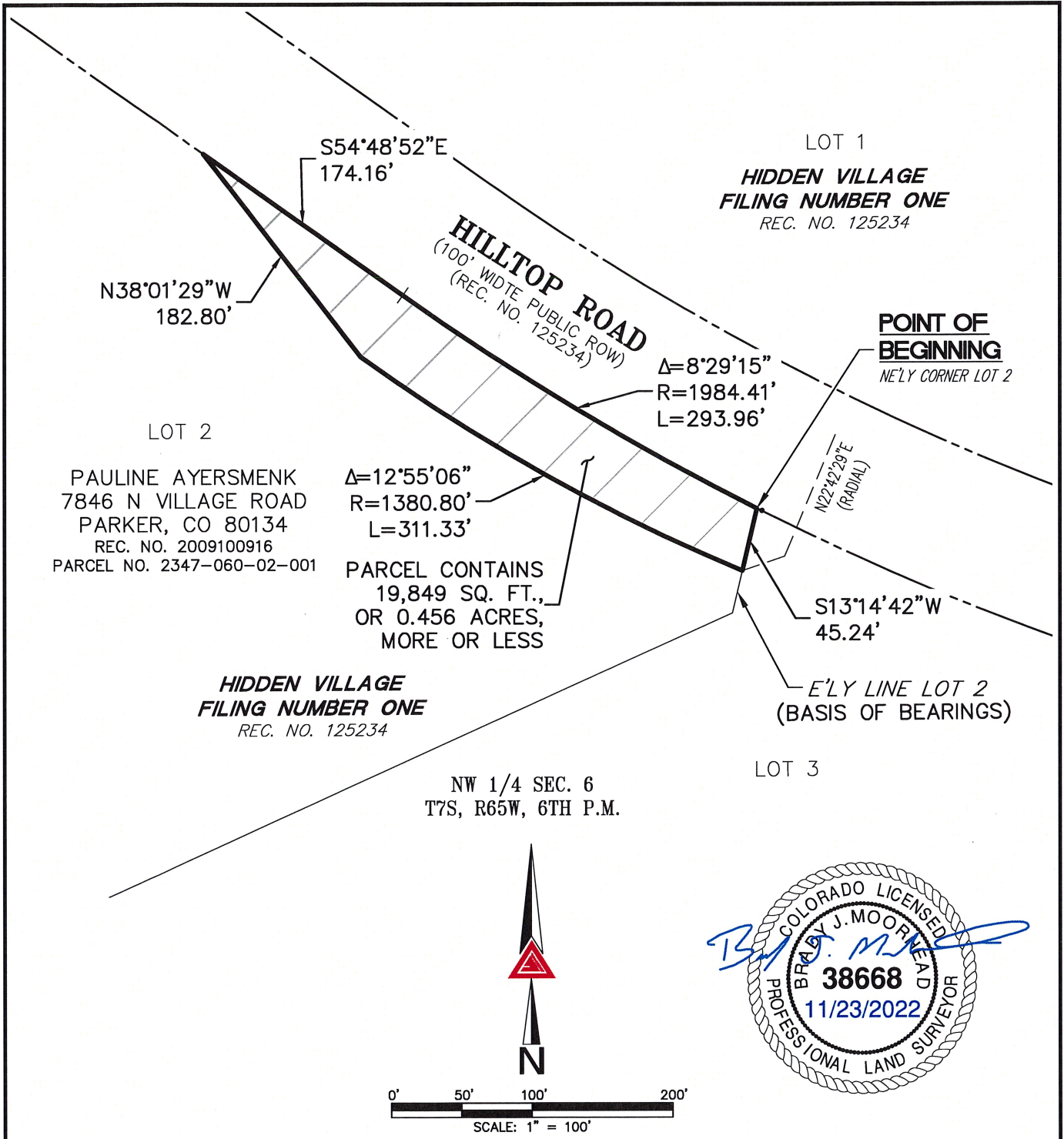
CONTAINING AN AREA OF 0.456 ACRES OR 19,849 SQUARE FEET, MORE OR LESS.

AS SHOWN ON THE ATTACHED ILLUSTRATION.



BRADY J. MOORHEAD, PLS 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\13420-03-HILLTOP RD\DWG\EXHIBITS\
 DWG NAME: HILLTOP ROW TAKE 6.DWG
 DWG: RDS CHK: JRW/BJM
 DATE: 06-27-2022
 SCALE: 1" = 100'

AZTEC
 CONSULTANTS, INC.

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

RIGHT-OF-WAY PARCEL
 HILLTOP ROAD
 DOUGLAS COUNTY, COLORADO

JOB NUMBER 13420-03 2 OF 2 SHEETS