

QUITCLAIM DEED

THIS DEED is dated _____, 20____, and is made between South Suburban Parks and Recreation 6631 South University Boulevard Centennial, Colorado 80121 a quasi municipal corporation duly organized and existing under and by virtue of the laws of the State of Colorado _____, the "Grantor," and City of Littleton, Colorado municipal 2255 West Berry Avenue, Littleton, CO 80120 a corporation duly organized and existing under and by virtue of the laws of the State of Colorado _____, the "Grantee," whose legal address is _____

WITNESS, that the Grantor, for and in consideration of the sum of Ten and 00/100 _____ DOLLARS, (\$ 10.00____), the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the _____ * County of Jefferson and State of Colorado, described as follows:

ATTACHED EXHIBIT "A"

also known by street address as: _____ and assessor's schedule or parcel number: _____

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused its corporate name to be hereunto subscribed by its president, vice-president, or other head officer, and its corporate seal to be affixed, attested by its secretary or other appropriate officer, on the date set forth above.

ATTEST:

GRANTOR:

Its: _____

By: _____

Name: _____

Its: _____

STATE OF COLORADO } ss.
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ as the _____ of the Grantor, on behalf of the corporation.

Witness my hand and official seal.
My commission expires: _____

*Insert "City and" if applicable.

Notary Public

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)



EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT D, CHATFIELD GREEN SUBDIVISION FILING NO. 1, AS PLATTED UNDER RECEPTION NUMBER F0528286 IN THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN; CITY OF LITTLETON, COUNTY OF JEFFERSON, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, HAVING A BEARING OF NORTH 89°19'14" EAST.

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT C;

THENCE SOUTH 89°19'14" WEST, ALONG THE SOUTH LINE OF SAID TRACT D, CHATFIELD GREEN SUBDIVISION FILING NO. 1, A DISTANCE OF 10.81 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°19'14" WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 100.09 FEET;

THENCE NORTH 00°40'46" WEST, A DISTANCE OF 69.34 FEET;

THENCE NORTH 43°22'53" EAST, A DISTANCE OF 298.67 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF WEST TRAILMARK PARKWAY, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 406.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 67°56'21" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°07'15", AN ARC LENGTH OF 92.98 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 23.50 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 101°26'23", AN ARC LENGTH OF 41.61 FEET;

THENCE SOUTH 43°22'55" WEST, A DISTANCE OF 165.11 FEET;

THENCE SOUTH 00°40'44" EAST, A DISTANCE OF 86.40 FEET TO THE POINT OF BEGINNING.

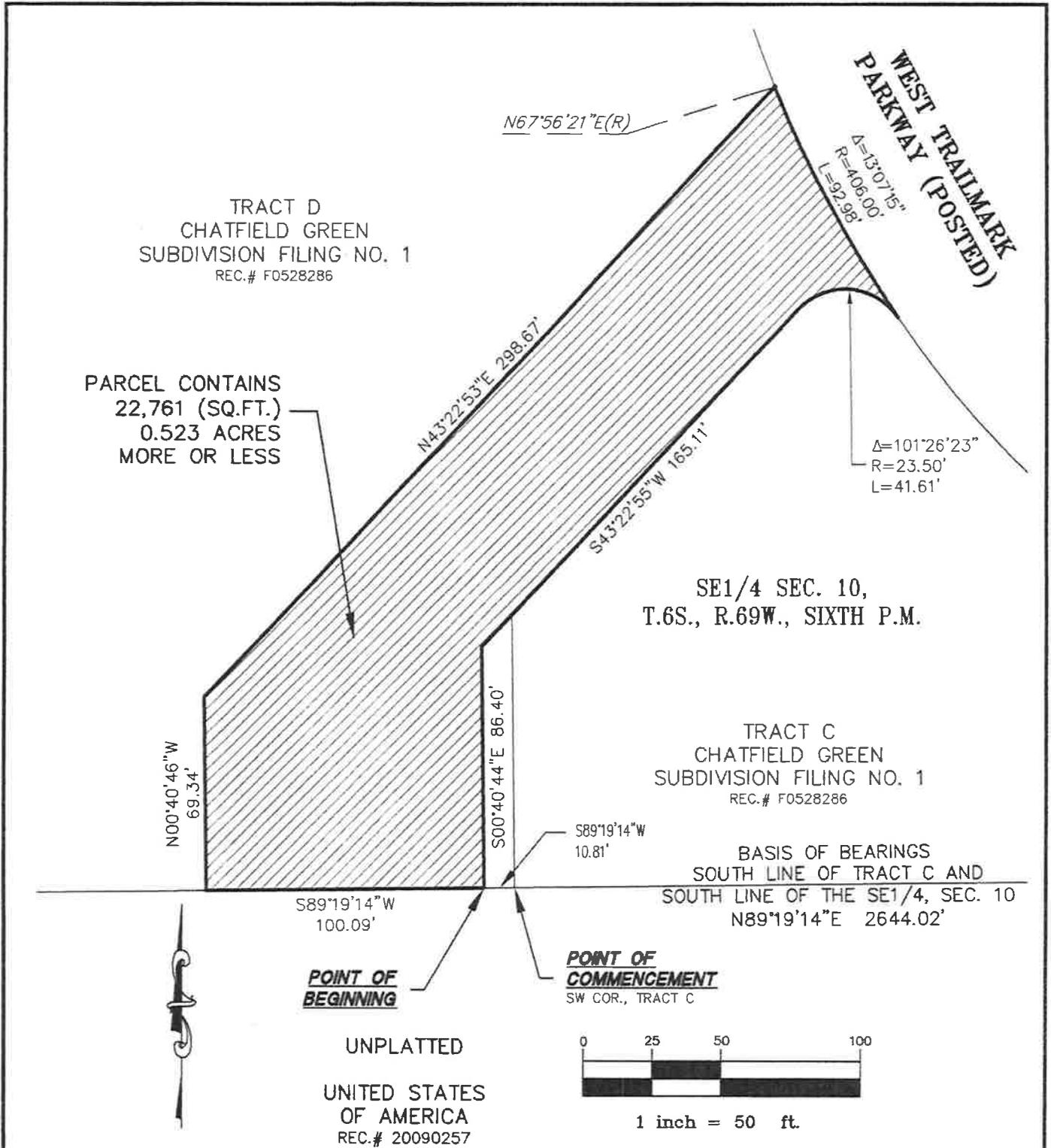
CONTAINING AN AREA OF 0.523 ACRES, (22,761 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



JAMES E. LYNCH, PLS NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT A



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

PATH: V:\51315-27
DWG NAME: TRAILMARK FIRE STATION EXP.DWG
DWG: JEL CHK: JRW
DATE: 1/29/2016
SCALE: 1"=50'



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

PARCEL EXHIBIT
SE 1/4, SEC. 10, T6S, R69W, 6TH P.M.
LITTLETON, COLORADO

JOB NUMBER 51315-27 2 OF 2 SHEETS