

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 a 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 }  
County of \_\_\_\_\_ } ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as the \_\_\_\_\_ 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 6<sup>th</sup> 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.

BEGINNING 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;

THENCE NORTH 00°40'44" WEST, A DISTANCE OF 86.40 FEET;

THENCE NORTH 43°22'55" EAST, A DISTANCE OF 15.55 FEET TO A POINT ON THE WEST LINE OF SAID TRACT C;

THENCE SOUTH 00°40'44" EAST, ALONG SAID WEST LINE, A DISTANCE OF 97.56 FEET TO THE POINT OF BEGINNING.

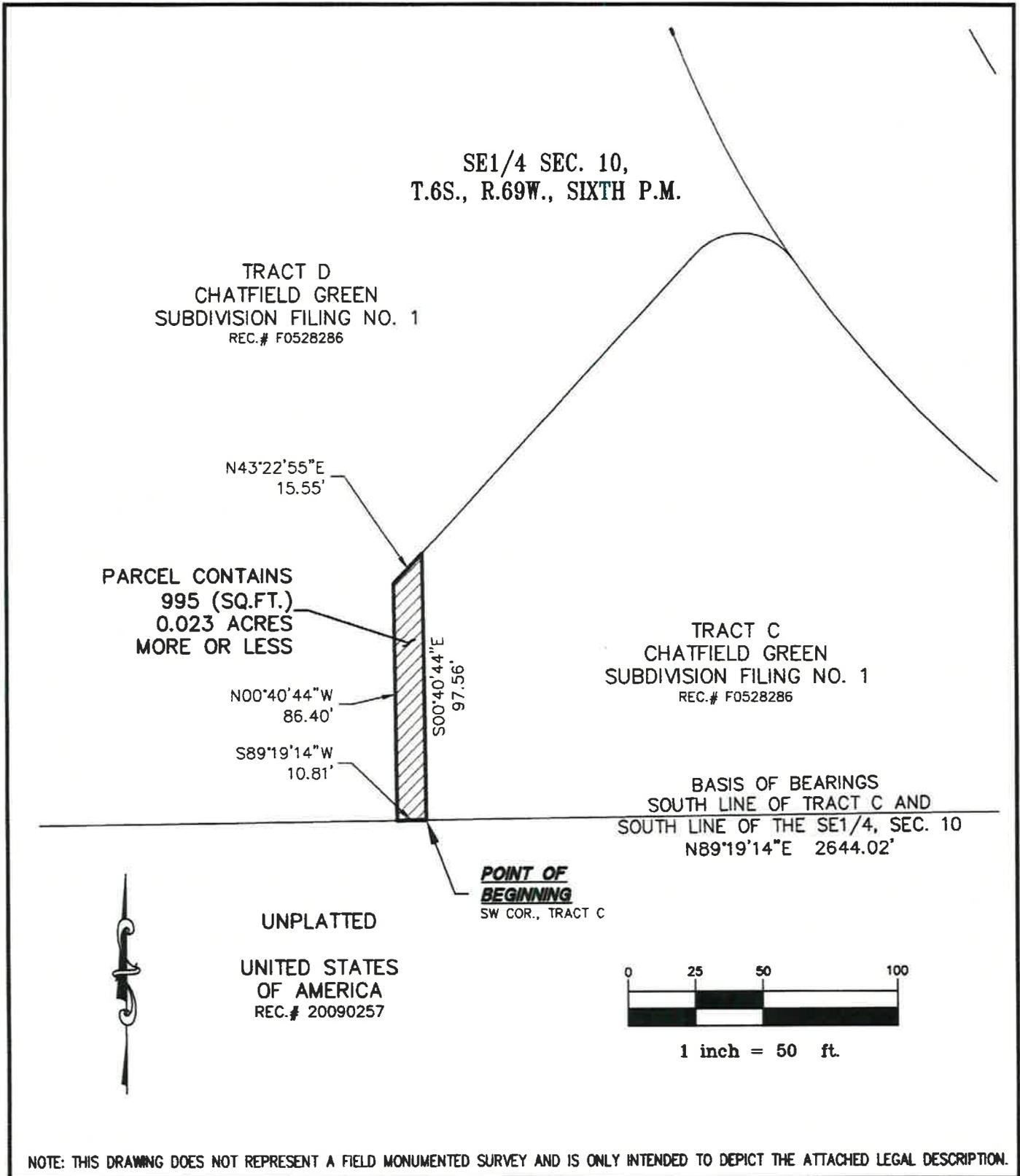
CONTAINING AN AREA OF 0.023 ACRES, (995 SQUARE FEET), MORE OR LESS.

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 EP.DWG  
 DWG: JEL CHK: JRW  
 DATE: 1/29/2016  
 SCALE: 1"=50'



300 East Mineral Ave.  
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 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.  
 LITTLEOTN, COLORADO  
 JOB NUMBER 51315-27 2 OF 2 SHEETS