

QUITCLAIM DEED

THIS DEED is dated April 19, 2024, and is made between LYONS VALLEY PARK, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Colorado, the "Grantor," and TOWN OF LYONS, COLORADO (whether one, or more than one), the "Grantee," whose legal address is 432 5th Ave., Lyons, CO 80540 of the County of Boulder and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS, (\$10.00), the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee's heirs 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 Boulder and State of Colorado, described as follows:

PT NE1/4 SE1/4 & PT SE1/4 NE1/4 19-3N-70 TOTAL 38.43AC M/L

also known by street address as:

and assessor's schedule or parcel number: 120319000031

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 the Grantee's heirs 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:

By: Mark Masny
Name: Mark Masny
Its: Director

GRANTOR:

LYONS VALLEY PARK, INC.

By: [Signature]
Name: Alison Cagaanan
Its: President

STATE OF Colorado)
County of Douglas) ss.

KALEB DORAN RIVERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244001537
MY COMMISSION EXPIRES JAN 11, 2028

The foregoing instrument was acknowledged before me this 19 day of April, 2024, by Alison Cagaanan as the President of the Grantor, on behalf of the corporation.

Witness my hand and official seal.

My commission expires: 1/11/2028

Kaleb Rivera
Notary Public

STATE OF MA)
County of Essex) ss.

The foregoing instrument was acknowledged before me this 24 day of April, 2024, by Mark Masny as the Director of the Grantor, on behalf of the corporation.

Witness my hand and official seal.

My commission expires:

[Signature]
Notary Public

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

CESAR DAVID GALINDO
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 22, 2029