

## SPECIAL WARRANTY DEED

(Statutory Form, C.R.S. § 38-30-115)

Grantor, **COUNTY OF BOULDER**, a body corporate and politic, whose legal address is 1325 Pearl Street, Boulder, CO 80306, of the County of Boulder and State of Colorado, for the consideration of zero DOLLARS (\$0.00), in hand paid, hereby conveys to Grantee, the **TOWN OF LYONS**, a Colorado statutory municipal corporation, whose legal address \_\_\_\_\_, of the County of Boulder, and State of Colorado, the following real property in the County of Boulder, State of Colorado, to wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE, SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. The property does not have a legal building right and must remain as open space. Grantee must abide by the restrictions found in 44 C.F.R §80.19, including all restrictions described in Exhibit B of this deed, which are also contained in that certain Warranty Deed dated August 16, 2016, recorded on August 16, 2016, at Reception Number 03537492 in the real estate records of Boulder County, Colorado.
2. Grantor reserves the right to visit the property at any time, without any requirement for giving notice to Grantee, for any and all purposes deemed by Grantee in its sole discretion to be necessary to fulfill federal government requirements that are described in 44 C.F.R. §80 resulting from the property having been purchased with hazard mitigation grant funds.
3. If Grantee ceases to exist, the property will automatically revert to Grantor.

with all its appurtenances, reserving all mineral rights, reserved interest in water rights and any road rights-of-way owned by Grantor appurtenant to the Property, and warrants the title against all persons claiming under the Grantor, subject to those matters set forth in Exhibit B attached hereto and made a part hereof by this reference.

[The remainder of this page is intentionally left blank.]

Signed this \_\_\_\_ day of \_\_\_\_\_, 2019.

COUNTY OF BOULDER,  
a body corporate and politic

By: \_\_\_\_\_  
Elise Jones, Chair

By: \_\_\_\_\_  
Deb Gardner, Vice Chair

By: \_\_\_\_\_  
Matt Jones, Commissioner

State of Colorado  
County of Boulder

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2019  
by Elise Jones, Chair, Deb Gardner, Vice Chair, and Matt Jones, Commissioner, of the Board  
of County Commissioners of Boulder County, Colorado.

\_\_\_\_\_  
(Notary official signature)

NOTARY  
SEAL

\_\_\_\_\_  
(Commission expiration)

## **EXHIBIT A**

### Legal Description

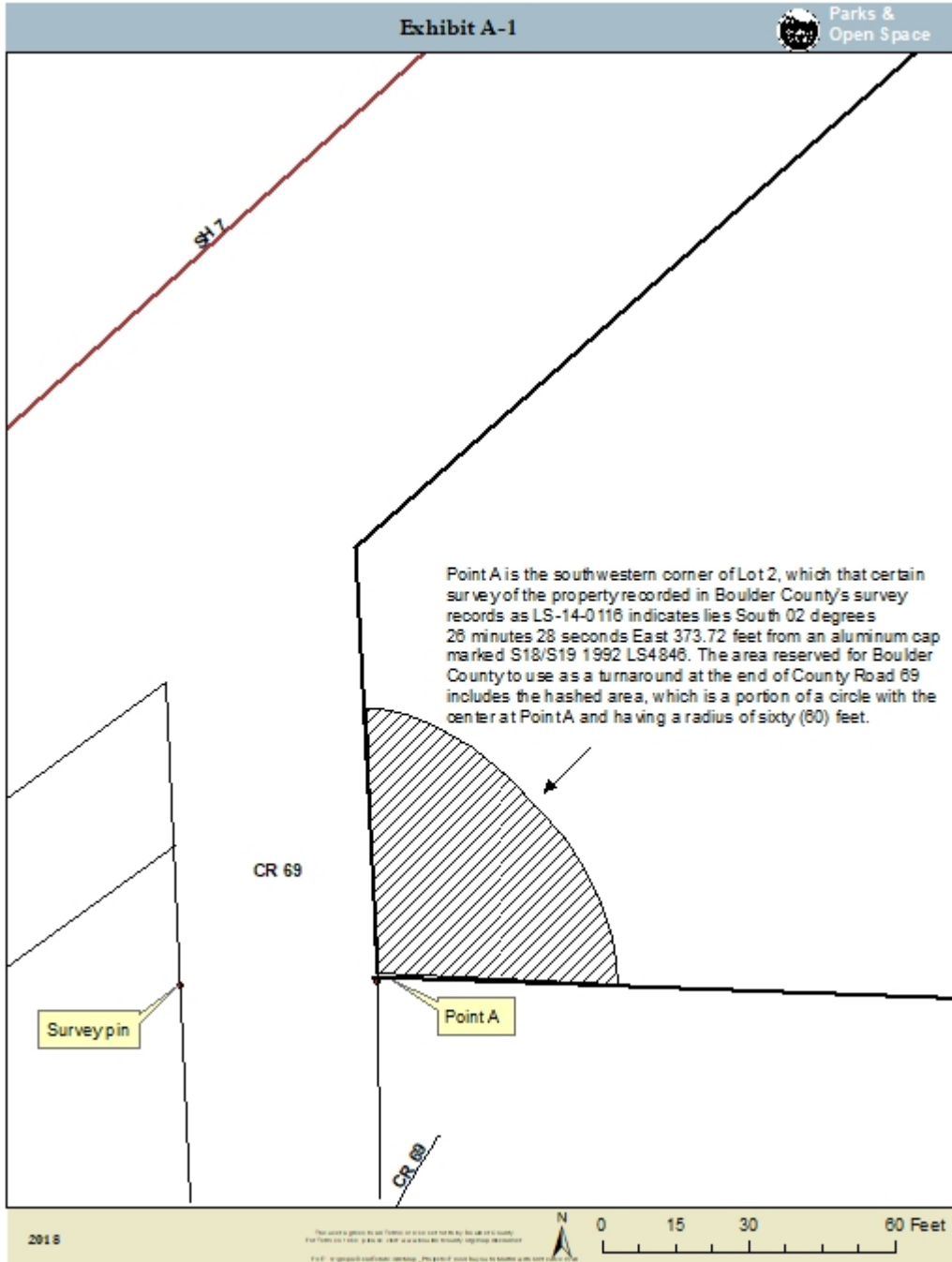
Lots 1 and 2, Block 1, Meadow Park Fruit Farms, County of Boulder, State of Colorado, except the following parcels therein:

That portion as conveyed by deed recorded December 16, 1886 in Book 109 at Page 53. That portion as conveyed by deed recorded April 28, 1913 in Book 364 at Page 450; That portion as conveyed by deed recorded June 3, 1938 in Book 531 at Page 521; That portion as conveyed by deed recorded December 10, 1955 in Book 973 at Page 187; That portion as conveyed by deed recorded November 30, 1973 under Reception Number 87698.

Reserving all mineral rights and any road rights-of-way owned by Grantor appurtenant to the Property, including but not limited to reservation of an historic turn-around area lying in the southwestern corner of Lot 2, at the end of Boulder County Road 69. The reserved area is generally depicted on Exhibit A-1.

**EXHIBIT A-1**  
**Map exhibit with 60' turnaround**

This map is intended to be a general depiction of the relationships of Lot 2 to Boulder County Road 69. This map is not survey-level accurate.



## **EXHIBIT B**

### Permitted Exceptions

The following documents that have been recorded in the real estate records of Boulder County, Colorado:

1. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 02, 1885, IN BOOK 75 AT PAGE 566.
2. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED JANUARY 04, 1886, IN BOOK 75 AT PAGE 574.

NOTE: UPON ISSUANCE OF THE OWNERS POLICY ITEM NOS. 8 AND 9 OF SCHEDULE B SECTION 2 WILL BE INSURED OVER BY ENDORSEMENT NO. 103.1A-06.

3. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF MEADOW PARK FRUIT FARMS RECORDED APRIL 6, 1910 IN PLAT BOOK 4 AT PAGE 5.
4. TERMS, CONDITIONS AND PROVISIONS OF NOTICE CONCERNING UNDERGROUND FACILITIES OF POUFRE VALLEY RURAL ELECTRIC ASSOCIATION, INC. RECORDED OCTOBER 16, 1981 AT RECEPTION NO. 468684.
5. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION RECORDED MARCH 07, 2007 AT RECEPTION NO. 2840614.