

2-1

WARRANTY DEED

THIS DEED, Made this 30th day of July, 19 91
between

TOWN OF LYONS, a Colorado Municipal Corporation
P. O. Box 49, Lyons, Colorado 80540

County of Boulder, State of Colorado, grantor(s) and

STATE DOCUMENTARY FEE

JUL 30 1991

\$ EXEMPT

whose legal address is THE COUNTY OF BOULDER,
a body corporate and politic
P. O. Box 471
Boulder, Colorado 80306

of the County of Boulder, State of Colorado, grantee(s):

WITNESSETH, That the grantor(s), for and in consideration of the sum of **Three Thousand Five Hundred (\$3500.00)** DOLLARS, 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, unto the grantee(s), its heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Boulder, State of Colorado, described as follows:

See "EXHIBIT A" attached hereto and
by this reference made a part hereof.

also known by street and number as:

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee(s), its heirs and assigns forever. And the grantor(s), for itself, its heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantee(s), its heirs and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances, and restrictions of whatever kind or nature soever, except property taxes for year of closing, which Grantee assumes and agrees to pay.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, its heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

TOWN OF LYONS, a Colorado
Municipal Corporation

Attest: Carol A. Ross

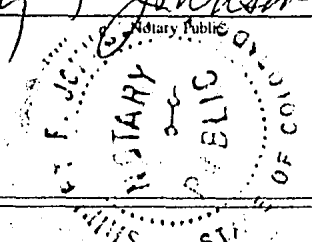
By: Timothy P. Combs, Mayor

STATE OF COLORADO

County of BOULDER

The foregoing instrument was acknowledged before me this 30th day of July, 19 91 by TOWN OF LYONS, a Colorado Municipal Corporation, by Timothy P. Combs its Mayor. My commission expires 9-10-92

Shirley J. Johnson



*If in Denver, insert "City and".



"EXHIBIT A" attached thereto and
by this reference made a part thereof.

A tract of land located in the Northeast Quarter of Section 12,
Township 3 North, Range 71 West of the 6th Principal Meridian, in
the County of Boulder, State of Colorado, being more particularly
described as follows:

Considering the West line of the Northeast Quarter of said Section
12 as bearing, South 00°26'10" West and with all bearings contained
herein relative thereto:

Commencing at the North Quarter corner of said Section 12 from
which a government witness corner (2 inch brass cap) bears South
89°17'50" West, 16.50 feet; thence along the West line of said
Northeast Quarter, South 00°26'10" West, 323.25 feet to a point on
the South right-of-way line of Colorado State Highway 36; thence
along said South right-of-way line, South 87°59'37" East, 389.80
feet to the POINT OF BEGINNING; thence continuing along said South
right-of-way line, South 87°59'37" East, 63.51 feet to the point of
tangent to a spiral curve; thence along the spiral curve to the
right and the chord which bears, South 87°52'10" East, 25.50 feet;
thence South 03°49'01" East, 68.91 feet; thence, South 89°31'38"
West, 28.94 feet; thence, South 01°02'14" West, 34.93 feet to a
point on a curve concave to the East having a central angle of
18°48'42", a radius of 337.10 feet and the chord of which bears
South 17°52'43" East, 110.18 feet; thence along the arc of said
curve 110.68 feet; thence, South 27°17'04" East, 28.99 feet to a
point on the south line of a tract of land described in Reception
No. 01014248 in Boulder County records; thence along said south
line, South 78°33'32" West, 6.53 feet to a point on a Northeasterly
right-of-way line of Apple Valley Road as described in said
Reception No. 01014248; thence along said right-of-way line, North
32°49'56" West, 74.64 feet; thence, North 52°42'52" West, 43.28
feet to a point on a curve concave to the East having a central
angle of 05°40'26", a radius of 379.10 feet and the chord of which
bears North 11°18'35" West, 37.53 feet; thence leaving said
Northeasterly right-of-way line and along the arc of said curve
37.54 feet; thence, North 10°52'56" West, 41.44 feet; thence, South
89°31'38" West, 14.00 feet; thence, North 00°28'22" West, 72.69
feet to the Point of Beginning.

and containing 11,406 square feet, more or less.

No. _____

WARRANTY DEED

TO _____

STATE OF COLORADO, }
County of _____ } ss.

I hereby certify that this instrument was filed
for record in my office this _____ day of
_____, 19____

at _____ o'clock _____ M., and duly recorded
in Book _____, Page _____

Film No. _____ Reception No. _____

Recorder _____
Deputy _____

Fees, \$ _____

*Please Return To:
Public Works Dept.
Attn: John Hamilton*