

QUITCLAIM DEED

THIS DEED, made this 17<sup>th</sup> day of July, 2023,  
between E-470 PUBLIC HIGHWAY AUTHORITY, a political  
subdivision of the State of Colorado,  
of the County of ARAPAHOE and State of Colorado, grantor(s), and

NO DOCUMENTARY FEE  
NEEDED  
CDOT IS EXEMPT

DEPARTMENT OF TRANSPORTATION  
STATE OF COLORADO

whose legal address is 2829 W. Howard Place  
of the City and County of Denver and State of Colorado, grantee(s),  
80204

WITNESS, that the grantor(s), for and in consideration of the sum of (Seventy Nine Thousand, Seven Hundred  
(\$79,700) Dollars

the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and  
by these presents do remise, release, sell and QUITCLAIM unto the grantee(s), its heirs, successors and assigns  
forever, all the right, title, interest, claim and demand if any, which the grantor(s) has in and to the real property,  
together with improvements, if any, situate, lying and being in the County of ARAPAHOE and State of Colorado,  
described as follows:

Project Number: SHE 030A-041  
Project Code: 24394

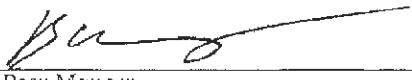
See attached Exhibits "A" dated SEPTEMBER 29, 2022 for:  
Parcel Numbers: RW-1 REV & 1-RM

assessor's schedule or parcel number: 1975-36-1-00-005

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(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s) its heirs and assigns  
forever.

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

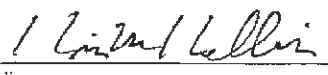
E-470 Public Highway Authority, a political subdivision of the State of Colorado

  
By: Beau Memory  
Its: Executive Director

STATE OF COLORADO  
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of July, 2023, by Beau Memory as  
Executive Director of E-470 PUBLIC HIGHWAY AUTHORITY, a political subdivision of the State of Colorado.

Witness my hand and official seal.  
My commission expires: 3-15-2026

  
Notary Public

KRISTOPHER KELLIM  
Notary Public  
State of Colorado  
Notary ID # 20224010457  
My Commission Expires 03-15-2026

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

**EXHIBIT "A"****PROJECT NUMBER: SHE 030-041****PARCEL NUMBER: RW-1 REV****PROJECT CODE: 24394****DATE: Thursday, September 29, 2022****DESCRIPTION**

A tract or parcel of land No. RW-1 REV of the Department of Transportation, State of Colorado Project No. SHE 030-041 containing 44713 sq. ft. (1.026 acres), more or less. Located in Section 36, Township 4 South, Range 66 West, of the 6th Principal Meridian, in Arapahoe County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the Southeast Corner of said Section 36; Thence N45°32'00"W, a distance of 42.39 feet, to the TRUE POINT OF BEGINNING;

1. Thence S89°25'02"W, a distance of 48.88 feet;
2. Thence N00°28'33"W, a distance of 914.82 feet;
3. Thence N89°24'29"E, a distance of 48.88 feet;
4. Thence S00°28'33"E, a distance of 914.84 feet, to the TRUE POINT OF BEGINNING.

The above-described parcel contains 44713 sq. ft. (1.026 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of S4°49'06"W from CM-MP 1910 to CM-MP 1931. Both monuments are CDOT Type II, marked appropriately for their milepost location and control position.

Prepared by:  
Justin K Stadler, PLS 38097  
For and on the behalf of the  
Colorado Department of Transportation  
18500 E. Colfax Ave.  
Aurora, CO 80011



**EXHIBIT "A"****PROJECT NUMBER: SHE 030A-041****PARCEL NUMBER: 1-RM****PROJECT CODE: 24394****DATE: Thursday, September 29, 2022****DESCRIPTION**

A tract or parcel of land No. 1-RM of the Department of Transportation, State of Colorado Project No. SHE 030A-041 containing 55918 sq. ft. (1.284 acres), more or less. Located in Section 36, Township 4 South, Range 66 West, of the 6th Principal Meridian, in Arapahoe County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the SE corner of said section 36, Thence N69°44'46"W a distance of 84.34 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence N00°28'33"W, a distance of 914.82 feet; to a point on the northerly right-of-way line of E-470, Reception Number A6001152.
2. Thence S89°24'29"W, a distance of 61.14 feet; along the northerly right-of-way line of E-470;
3. Thence S00°28'33"E, a distance of 769.81 feet; along the westerly right-of-way line of E-470;
4. Thence departing said E-470 right-of-way S00°28'33"E, a distance of 145.00 feet; to a point on the north right-of-way line of Hampden Avenue.
5. Thence N89°25'02"E, a distance of 61.14 feet; to the TRUE POINT OF BEGINNING;

The above-described parcel contains 55918 sq. ft. (1.284 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of S4°49'06"W from CM-MP 1910 to CM-MP 1931. Both monuments are CDOT Type II, marked appropriately for their milepost location and control position.

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