

Recorded at _____ o'clock _____ M. _____ 19____ B. 1206
Reception No. 240240 10-26-63 526 Recorder

THIS DEED, Made this _____ day of _____ in the year of our
Lord one thousand nine hundred and sixty-three between

COUNTY OF BOULDER,

of the County of Boulder and State of Colorado, of the first part, and

DEPARTMENT OF HIGHWAYS, STATE OF COLORADO,

of the County of Denver and State of Colorado, of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have remised, released, sold, conveyed and quit-claimed, and by these presents do remise, release, sell, convey and quit-claim unto the said party of the second part, its heirs and assigns forever, all the right, title, interest, claim and demand which the said parties of the first part have in and to the following described real property situate, lying and being in the County of Boulder and State of Colorado, to-wit:

A tract or parcel of land, No. 12 of Grantee's Project No. C 07-0160-03 containing 0.315 acres, more or less, in *NW $\frac{1}{4}$ of Section 13, T. 1 S., R. 73 W., in Boulder County, Colorado, said tract being more particularly described as follows:

Beginning at a point (the NE. Corner Lot 7, Block 11, Town of Nederland)
102.608 ft. right of highway centerline, engineer station 571+69.53, which point bears S. 23° 32' 15" W., a distance of 1,459.276 ft., from the N $\frac{1}{2}$ Corner Section 13, Township 1 S., R. 73 W., 6th Principal Meridian;

1. Thence S. 00° 00' 00" E., a distance of 112.014 ft.;
2. Thence S. 00° 00' 00" E., a distance of 8.286 ft.;
3. Thence S. 90° 00' 00" W., a distance of 40.000 ft.;
4. Thence S. 00° 00' 00" E., a distance of 100.000 ft.;
5. Thence S. 90° 00' 00" W., a distance of 40.000 ft.;
6. Thence N. 00° 00' 00" E., a distance of 68.709 ft.;
7. Thence N. 00° 00' 00" E., a distance of 154.451 ft.;
8. Thence S. 87° 57' 00" E., a distance of 80.052 ft.;

to the point of beginning.
The above parcel contains 0.315 acres, more or less, of which 0.172 acres are in the right of way of the existing road. This leaves a balance of 0.143 acres.

*Lots 5, 6 & 7, Block 11, Town of Nederland.

PARCEL NO. 13

ALSO

A tract or parcel of land containing 0.184 acres, more or less, in the *NW $\frac{1}{4}$ of Section 13, T. 1 S., R. 73 W., in Boulder County, State of Colorado, said tract being more particularly described as follows:

Beginning at a point (the NE. Corner of Lot 1, Block 12, Town of Nederland)
56.355 ft. right of highway centerline, engineer station 573+38.95, which point bears S. 26° 21' 58" W., a distance of 1,627.459 feet from the N $\frac{1}{2}$ corner of Section 13, T. 1 S., R. 73 W., 6th Principal Meridian;

1. Thence S. 00° 00' 00" E., a distance of 65.210 ft.;
2. Thence S. 00° 00' 00" E., a distance of 34.790 ft.;
3. Thence S. 90° 00' 00" W., a distance of 55.305 ft.;
4. Thence S. 90° 00' 00" W., a distance of 24.695 ft.;
5. Thence N. 00° 00' 00" E., a distance of 100.000 ft.;
6. Thence N. 90° 00' 00" E., a distance of 80.000 ft.;

to the point of beginning.
The above parcel contains 0.184 acres, more or less, of which 0.034 acres are in the right of way of the existing road.

* Lots 1 & 2, Block 12, Town of Nederland.

PARCEL NO. 16

ALSO

A tract or parcel of land containing 0.195 acres, more or less, in *NW $\frac{1}{4}$ of Section 13, T. 1 S., R. 73 W., in Boulder County, State of Colorado, said tract being more particularly described as follows:

Beginning at a point (the NE. Corner of Lot 8, Block 13, Town of Nederland)
35.395 ft. left of highway centerline, engineer station 574+91.55, which point bears S. 26° 23' 09" W., a distance of 1,806.343' from the N $\frac{1}{2}$ corner of Section 13, T. 1 S., R. 73 W., 6th Principal Meridian;

1. Thence S. 00° 00' 00" E., a distance of 24.227 ft.;
2. Thence along the arc of a curve to the left with a radius of 1,377.400 ft., a distance of 102.090 ft. (the chord of which arc bears S. 51° 36' 37" W., a distance of 102.059 ft.);
3. Thence S. 00° 00' 00" E., a distance of 12.394 ft.;
4. Thence S. 90° 00' 00" W., a distance of 14.301 ft.;
5. Thence S. 90° 00' 00" W., a distance of 25.699 ft.;

8. Thence N. 90° 00' 00" E., a distance of 60.702 ft.;
9. Thence N. 90° 00' 00" E., a distance of 59.298 ft.;
to the point of beginning.

The above parcel contains 0.195 acres, more or less, of which 0.138 acres are in the right of way of the existing road.

* Lot 6 & portions of Lots 7 & 8, Block 13, Town of Nederland.

PARCEL NO. 18 ALSO

A tract or parcel of land containing 0.092 acres, more or less in the *NW $\frac{1}{4}$ of Section 13, T. 1 S., R. 73 W., in Boulder County, Colorado, said tract being more particularly described as follows:

Beginning at a point (the SE. Corner of Lot 10, Block 21, Town of Nederland) 3.005 ft. right of highway centerline, engineer station 576+96.35, which point bears S. 29° 46' 08" W., a distance of 1,979.37 ft. from the NW corner of Section 13, T. 1 S., R. 73 W., 6th Principal Meridian;

1. Thence S. 90° 00' 00" W., a distance of 40.000 ft.;
2. Thence N. 00° 00' 00" E., a distance of 100.000 ft.;
3. Thence N. 90° 00' 00" E., a distance of 40.000 ft.;
4. Thence S. 00° 00' 00" E., a distance of 100.000 ft.,
to the point of beginning.

The above parcel contains 0.092 acres, more or less.

* Lot 10, Block 21, Town of Nederland.

PARCEL NO. 22 ALSO

A tract or parcel of land containing 0.019 acres, more or less, in the *NW $\frac{1}{4}$ of Section 13, T. 1 S., R. 73 W., in Boulder County, Colorado, said tract being more particularly described as follows:

Beginning at a point (the NW. Corner of Lot 5, Block 20, Town of Nederland) 37.28 ft. left of highway centerline, engineer station 580+15.46, which point bears N. 70° 50' 08" E., a distance of 1,785.74 ft. from the W $\frac{1}{2}$ corner of Section 13, T. 1 S., R. 73 W., 6th Principal Meridian;

1. Thence N. 90° 00' 00" E., a distance of 46.916 ft.;
2. Thence along the arc of a curve to the right with a radius of 352.480 ft., a distance of 58.127 ft. (the chord of which arc bears S. 53° 54' 16.5" W., a distance of 58.061 ft.);
3. Thence N. 00° 00' 00" E., a distance of 34.205 ft.,
to the point of beginning.

The above parcel contains 0.019 acres, more or less, of which 0.018 acres are in the right of way of the existing road.

* A portion of Lot 5, Block 20, Town of Nederland.

PARCEL NO. 27 ALSO

A tract or parcel of land containing 0.032 acres, more or less, in the *north-west quarter of Section 13, T. 1 S., R. 73 W., in Boulder County, Colorado, said tract being more particularly described as follows:

Beginning at a point (the SE. corner of Lot 1, Block 2, Dyers Addition to Nederland) 31.77 ft. Rt. of highway centerline, engineer station 589+70.017 which point bears N. 68° 55' 51" E. a distance of 907.441 ft. from the west $\frac{1}{4}$ corner of Section 13, T. 1 S., R. 73 W., 6th P.M.

1. Thence S. 90° 00' 00" W., a distance of 18.256 ft.;
2. Thence along the arc of a curve to the right with a radius of 310.440 ft., a distance of 101.416 ft. (the chord of which arc bears N. 07° 55' 38" E., a distance of 100.965 ft.);
3. Thence N. 90° 00' 00" E., a distance of 4.313 ft.;
4. Thence S. 00° 00' 00" E., a distance of 100.000 ft., to the point of beginning.

The above parcel contains 0.032 acres, more or less.

* A portion of Lot 1, Block 2, Dyers Addition to Nederland.

PARCEL NO. 32 ALSO

A tract or parcel of land containing 0.459 acres, more or less, in *Section NW $\frac{1}{4}$ 13, T. 1 S., R. 73 W., in Boulder County, Colorado, said tract being more particularly described as follows:

Beginning at a point (the NW. corner of Lot 5, Block 28, Town of Nederland) 23.813 ft. Lt. of highway centerline, engineer station 593+98.95, which point bears N. 86° 45' 06" E. a distance of 1,168.654 ft. from the W $\frac{1}{2}$ corner of Section 13, T. 1 S., R. 73 W., 6th Principal Meridian.

1. Thence N. 90° 00' 00" E., a distance of 200.000 ft.;
2. Thence S. 00° 00' 00" E., a distance of 94.745 ft.;
3. Thence S. 00° 00' 00" E., a distance of 5.255 ft.;
4. Thence S. 90° 00' 00" W., a distance of 200.000 ft.;
5. Thence N. 00° 00' 00" E., a distance of 74.513 ft.;
6. Thence N. 00° 00' 00" E., a distance of 25.487 ft.,
to a point of beginning.

The above parcel contains 0.459 acres, more or less, of which 0.253 acres are in the right of way of the existing road.

* All of Lots 1 through 5, Block 28, Town of Nederland.

Reserving unto the grantor or grantors all coal, oil, gas and other hydrocarbons, and all clay and other valuable minerals in and under said premises; provided, however, and the grantor or grantors hereby covenant and agree, that the grantee shall forever have the right to take and use, without payment of further compensation to the

1-61/NOIS
STATE OF COLORADO,
County of COOK

} ss.

I, JACKSON L. BOUGHNER

in and for said County

in the State aforesaid, do hereby certify that

Alice K. Horan,

personally known to me to be the person whose name is subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument of writing as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal, this 7th day
of October A. D. 19 63.

My Commission expires March 28 19 63

Jackson L. Boughner
Notary Public

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