

# Know All Men By These Presents

That I, or We,

11-8-63

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741503

JESSE N. JACKSON, GRACE M.  
JACKSON & BENJAMIN CARROLL

the Grantor or Grantors,

of the and County of Boulder, and State of Colorado  
for and in consideration of the sum of TEN DOLLARS and other good and valuable considerations to the said Grantor or Grantors  
in hand paid, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these  
presents do hereby GRANT, BARGAIN, SELL AND CONVEY unto

## The Department of Highways, State of Colorado,

Grantee, its successors and assigns forever, the following real property situate in the and County of Boulder  
and State of Colorado, to-wit:

A tract or parcel of land No. 34 of Grantee's Project No. C 07-0160-03 containing  
0.015 acres, more or less, in \*Section NW $\frac{1}{4}$  13, Township 1 S., Range 73 W., in Boulder  
County, Colorado, said tract being more particularly described as follows:

Beginning at a point (the SW. corner of Lot 3, Block 27, Town of Nederland) 19.05 ft.  
Lt. of highway centerline, engineer station 597+60.19, which point bears S. 88° 42' 57" E.  
a distance of 1,507.155 ft. from the W $\frac{1}{4}$  corner of Section 13, Township 1 S., Range 73 W.,  
6th Principal Meridian;

1. Thence N. 00° 00' 00" E., a distance of 11.001 ft.;
2. Thence along the arc of a curve to the left with a radius of 924.930 ft.,  
a distance of 80.167 ft. (the chord of which arc bears S. 86° 40' 59" E.,  
a distance of 80.134 ft.);
3. Thence S. 00° 00' 00" E., a distance of 6.356 ft.;
4. Thence S. 90° 00' 00" W., a distance of 80.000 ft., to the point of beginning.

The above parcel contains 0.015 acres, more or less.

\*A portion of Lots 2 & 3, Block 27, Town of Nederland.

Reserving unto the grantor or grantors all coal, oil, gas and other hydro-carbons,  
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 grantor or grant-  
ors, any and all sand, gravel, earth, rock and other road building materials found in or  
upon said Parcel No. 34. The grantor or grantors further covenant and agree that no ex-  
ploration for, or development of any of the products hereby reserved, will ever be conducted  
on or from the surface of the premises hereinabove described, and that in the event any  
of such operations may hereafter be carried on beneath the surface of said premises, the  
grantor or grantors shall perform no act which may impair the sub-surface or lateral sup-  
port of said premises. This reservation, and the covenants and agreements hereunder,  
shall inure to and be binding upon the grantor or grantors, and their heirs, personal and  
legal representatives, successors and assigns forever.

sion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said Grantor or Grantors, either in law or equity, of, in and to the above bargained premises, with the hereditaments and the appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said Grantee and its successors and assigns forever. And the said Grantor or Grantors, for themselves, their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said Grantee and its successors and assigns, that at the time of the execution and delivery of these presents, they were well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in Fee Simple, and had good right, full power and lawful authority to grant, bargain, sell and convey the same in the manner and form aforesaid; that the same are free and clear from all other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever, by, through or under the Grantor or Grantors; that the said Grantor or Grantors will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the said Grantee, and its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, By, through or under the said Grantor or Grantors.

IN WITNESS WHEREOF, the said Grantor or Grantors have hereunto set their hands this 28<sup>th</sup> day of

October, A.D., 1963.

Signed in the presence of:

JESSE N. JACKSON

GRACE M. JACKSON

BENJAMIN CARROLL

By Bernard J. Carroll  
BERNARD J. CARROLL, his Attorney In Fact

STATE OF Colorado

and County of Boulder } ss.

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of October, 1963,

by JESSE N. JACKSON, GRACE M. JACKSON ~~XXXXXXXXXXXXXXXXXXXX~~

WITNESS my hand and Official Seal,

My Commission Expires Aug. 22, 1964

Arthur W. Bohner  
Notary Public

STATE OF Colorado

and County of Adams } ss.

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of October, 1963,

by BENJAMIN CARROLL, by BERNARD J. CARROLL, his Attorney In Fact

WITNESS my hand and Official Seal,

My Commission Expires My Commission expires Oct. 1, 1964

Margaret R. Smiley  
Notary Public

PROJECT C 07-0160-03	LOCATION Nederland - North	PARCEL 34
<b>SPECIAL</b>		
<b>Warranty Deed</b>		
FROM		
JESSE N. JACKSON, GRACE M. JACKSON		
and BENJAMIN CARROLL		
TO		
The Department of Highways		
State of Colorado		
STATE OF COLORADO	and County of	ss.
I, the County Clerk and Recorder of the County aforesaid, do hereby certify that the within document was filed for record in my office on the		
day of	A.D., 19	
at the hour of	AM, and was thereafter	
by me duly recorded in Book	Page	
of the records of my office.		
Clerk and Recorder	Deputy	
AFTER RECORDING PLEASE MAIL TO:		
The Department of Highways of the State of Colorado		
Highway Office Building		
4201 East Arkansas Avenue		
Denver, 22, Colorado		
ATTENTION: Right of Way Section		

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