

State Documentary Fee  
Date:  
\$0.00  
No Doc Fee Required

**Quit Claim Deed**

(Pursuant to C.R.S. 38-30-113(1)(d))

Grantor(s), **THE COUNTY OF BOULDER, A BODY CORPORATE AND POLITIC**, whose street address is **PO BOX 471**, City or Town of **BOULDER**, County of **BOULDER** and State of **COLORADO**, **80306**, for the consideration of **\*\*\* Ten Dollars and Other Good and Valuable Consideration \*\*\*** dollars, in hand paid, hereby sell(s) and quitclaim(s) to **DANIELLE M. LAREAU** as Individual whose street address is **16678 COUNTY ROAD 7**, City or Town of **MEAD**, County of **WELD** and State of **COLORADO**, the following real property in the County of **Boulder** and State of Colorado, to wit:

**ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 814.00 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 TO THE TRUE POINT OF BEGINNING; THENCE WEST 204.72 FEET; THENCE NORTH 212.8 FEET; THENCE EAST 204.72 FEET; THENCE SOUTH 212.8 FEET MORE OR LESS TO THE POINT OF BEGINNING. EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED JULY 28, 1964 UNDER RECEPTION NO. 761736, RECORDS OF BOULDER COUNTY; AND EXCEPT THAT PART CONVEYED TO THE COUNTY OF BOULDER, IN DEED RECORDED JUNE 30, 2016 UNDER RECEPTION NO. 03527500, RECORDS OF BOULDER COUNTY.**

**EXCEPT THAT PART CONVEYED TO THE COUNTY OF BOULDER, IN DEED RECORDED JUNE 30, 2016 UNDER RECEPTION NO. [03527500](#), RECORDS OF BOULDER COUNTY.**

also known by street and number as **9 S SUNSET ST, LONGMONT, CO 80501**

with all its appurtenances.

Signed this day of .

**THE COUNTY OF BOULDER, A BODY CORPORATE AND POLITIC**

\_\_\_\_\_  
\_\_\_\_\_ as  
\_\_\_\_\_

State of **COLORADO** )  
 )ss  
County of **BOULDER** )

The foregoing instrument was acknowledged before me on this day of \_\_\_\_\_ by \_\_\_\_\_ AS \_\_\_\_\_ FOR THE COUNTY OF **E**  
**A BODY CORPORATE AND POLITIC**



When recorded return to: **DANIELLE M. LAREAU**  
**16678 COUNTY ROAD 7 MEAD, CO 80542**



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Notary Public

My Commission expires \_\_\_\_\_



## Written instructions for preparation of deed

1. We, the undersigned Grantor(s) and Grantee(s), hereby instruct LAND TITLE GUARANTEE COMPANY (the "Company") to prepare the deed in the form attached hereto.
2. We agree to hold the Company harmless from any liability, damages, or expenses arising out of the preparation of the deed.
3. We agree and acknowledge that the Company:
  - a. Has recommended that we consult with legal counsel regarding the deed;
  - b. Has not advised or instructed the undersigned parties regarding the creation, legal effect or adequacy of the deed;
  - c. Has recommended that we the undersigned parties review their existing title policies and consult with their title insurer, or legal counsel, regarding the effect, if any, of the subject conveyance on existing coverage.
4. We have approved the form of deed.
5. We confirm that it is our intention to convey the property located at **9 S SUNSET ST, LONGMONT, CO 80501** with the legal description as follows:

**ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 814.00 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 TO THE TRUE POINT OF BEGINNING; THENCE WEST 204.72 FEET; THENCE NORTH 212.8 FEET; THENCE EAST 204.72 FEET; THENCE SOUTH 212.8 FEET MORE OR LESS TO THE POINT OF BEGINNING. EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED JULY 28, 1964 UNDER RECEPTION NO. 761736, RECORDS OF BOULDER COUNTY; AND EXCEPT THAT PART CONVEYED TO THE COUNTY OF BOULDER, IN DEED RECORDED JUNE 30, 2016 UNDER RECEPTION NO. 03527500, RECORDS OF BOULDER COUNTY. EXCEPT THAT PART CONVEYED TO THE COUNTY OF BOULDER, IN DEED RECORDED JUNE 30, 2016 UNDER RECEPTION NO. [03527500](#), RECORDS OF BOULDER COUNTY.**

to the Grantee(s)

6. The Grantees instruct the Company to vest title under the deed as:

**Joint Tenancy**

**Tenants in Common**

*(SEE ATTACHED "SIGNATURE PAGE")*

**Signature Page**

Executed on **August 09, 2023**;

**Grantor(s):**

**Grantee(s):**

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

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Signature

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Signature

**Exhibit A**

**ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 814.00 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 TO THE TRUE POINT OF BEGINNING; THENCE WEST 204.72 FEET; THENCE NORTH 212.8 FEET; THENCE EAST 204.72 FEET; THENCE SOUTH 212.8 FEET MORE OR LESS TO THE POINT OF BEGINNING.**

**EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED JULY 28, 1964 UNDER RECEPTION NO. 761736, RECORDS OF BOULDER COUNTY;**

**AND EXCEPT THAT PART CONVEYED TO THE COUNTY OF BOULDER, IN DEED RECORDED JUNE 30, 2016 UNDER RECEPTION NO. 03527500, RECORDS OF BOULDER COUNTY.**