

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), **DANIELLE M. LAREAU**, whose street address is **16678 COUNTY ROAD 7**, City or Town of **MEAD**, County of **WELD** and State of **COLORADO, 80542**, for the consideration of ***** Ten Dollars and Other Good and Valuable Consideration ***** dollars, in hand paid, hereby sell(s) and quitclaim(s) to **THE COUNTY OF BOULDER, A BODY CORPORATE AND POLITIC** as Entity whose street address is **PO BOX 471**, City or Town of **BOULDER**, County of **BOULDER** and State of **COLORADO**, the following real property in the County of **Boulder** and State of Colorado, to wit:

See attached "Exhibit A"

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

with all its appurtenances.

Signed this day of .

DANIELLE M. LAREAU

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

The foregoing instrument was acknowledged before me on this day of _____ by
DANIELLE M. LAREAU

Notary Public
My Commission expires _____



When recorded return to: **THE COUNTY OF BOULDER, A BODY CORPORATE AND POLITIC**
PO BOX 471 BOULDER, CO 80306



EXHIBIT "A"

PROJECT CODE: 20024
PROJECT NUMBER: ER-C070-058
PARCEL NUMBER: PE7
DATE: APRIL 6, 2015

PROPERTY DESCRIPTION

A tract or parcel of land No. PE7 of the Boulder County Project Code 20024, Project Number ER-C070-058, containing 1,060 square feet (0.024 acre), more or less, being part of that parcel of land described in that Warranty Deed recorded November 20, 1997 as Reception No. 1749228 of the records of the Boulder County Clerk and Recorder, located in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section Four (4), Township Two North (T.2N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), County of Boulder, State of Colorado, and being more particularly described as follows:

COMMENCING at the South Quarter (S1/4) corner of said Section 4, being monumentalized by a 1 1/4" diameter iron pipe with a 3 1/4" diameter aluminum cap stamped "LS 25614, 2009" in a monument box; **THENCE** North 00°08'49" West along the East line of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of said Section 4 a distance of 814.00 feet to the Southeast corner of that parcel of land described in said Warranty Deed; **THENCE** South 89°51'50" West along the South line of that parcel of land described in said Warranty Deed a distance of 30.00 feet to the West Right-of-way line of Sunset Street (See Road Book C, Page 99), said West Right-of-way line being Thirty (30) feet, as measured at a right angle, West of and parallel with the East line of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of said Section 4, said point being the **POINT OF BEGINNING**;

1. **THENCE** continuing South 89°51'50" West along the South line of that parcel of land described in said Warranty Deed a distance of 10.00 feet to a point being Ten (10) feet, as measured at a right angle, West of said West Right-of-way line;
2. **THENCE** North 00°08'49" West along a line being Ten (10) feet, as measured at a right angle, West of and parallel with said West Right-of-way line a distance of 106.00 feet to the North line of that parcel of land described in said Warranty Deed;
3. **THENCE** North 89°51'50" East along the North line of that parcel of land described in said Warranty Deed a distance of 10.00 feet to said West Right-of-way line;
4. **THENCE** South 00°08'49" East along said West Right-of-way line a distance of 106.00 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 1,060 square feet (0.024 acre), more or less.

Basis of Bearings: The basis of bearings for project reference is the East line of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section Four (4), Township Two North (T.2N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), County of Boulder, State of Colorado, being monumentalized by a 1 1/4" diameter iron pipe with a 3 1/4" diameter aluminum cap stamped "LS 25614, 2009" in a monument box at the South end and by a witness monument Fifty-five (55) Easterly of the North end, said witness monument being a #6 rebar with a 2 1/2" diameter aluminum cap stamped "LS 24305, 2010," bearing North 00°08'49" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983, a distance of 1311.65 feet, with all other bearings contained herein relative thereto.

Lineal Unit Definition: The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

For and on the behalf of the
 Colorado Department of Transportation
 Michael Chad Dilka, PLS 38106
 King Surveyors (Job # 2014612)
 650 East Garden Drive
 Windsor, CO 80550
 (970) 686-5011





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:

SEE EXHIBIT A

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

Signature

Signature

Print Name

Print Name

Signature

Signature

Print Name

Print Name

Signature

Signature

Print Name

Print Name

Signature

Signature