

# SPECIAL WARRANTY DEED

(Statutory Form, C.R.S. § 38-30-115)

Grantor, **COUNTY OF BOULDER**, a body corporate and politic, whose legal address is P.O. Box 471, Boulder, CO 80306, of the County of Boulder and State of Colorado, for the consideration of **LESS THAN FIVE HUNDRED DOLLARS**, hereby conveys to Grantee, **ST. VRAIN ESTATES PROPERTY OWNERS' ASSOCIATION**, whose legal address is 55 Longmont Dam Rd., Lyons, CO 80540, the following real property ("Property"), in the County of Boulder and State of Colorado, to wit:

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE FOR LEGAL DESCRIPTION OF THE PROPERTY,

also known as: 37 Longmont Dam Rd., Lyons, CO.

With all its appurtenances, reserving all mineral rights, reserved interest in water rights and any road rights-of-way owned by Grantor appurtenant to the Property, and warrants the title against all persons claiming under the Grantor, subject only to those matters set forth on Exhibit B, and subject to the terms set forth in the Restrictive Covenant Running with the Land in Exhibit C, attached hereto, and made a part hereof by this reference.

The Property is vacant, does not have a legal building right, and must remain as open space. Grantee, by accepting this deed, acknowledges that they must abide by all restrictions described in Exhibit C to this deed.

If the Grantee ceases to exist, the property interest will automatically revert to the Grantor.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2025.

COUNTY OF BOULDER,  
A body corporate and politic

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

of the Board of County Commissioners

State of Colorado  
County of Boulder

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025  
by \_\_\_\_\_, \_\_\_\_\_, of the Board of County Commissioners  
of the County of Boulder, a body corporate and politic.

\_\_\_\_\_  
(Notary official signature)

\_\_\_\_\_  
(Commission expiration)

SECOND SIGNATURE PAGE TO FOLLOW



St. Vrain Estates Property Owners' Association  
Ken Feldman, President

State of Colorado  
County of Boulder

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of July, 2025  
by Ken Feldman, President, of the St. Vrain Estates Property Owners' Association.

  
(Notary official signature)

2/26/28  
(Commission expiration)



## EXHIBIT A

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 71 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF STATE HIGHWAY NO. 66 FROM WHICH THE WEST QUARTER CORNER OF SAID 11 BEARS SOUTH 69° 47'52" WEST, 1843.57 FEET TO CORNER NO. 1; THENCE SOUTH 75° 49' EAST, 211.29 FEET TO CORNER NO. 2; THENCE SOUTH 16° WEST, 85.59 FEET TO CORNER NO. 3; THENCE NORTH 68° 11' WEST, 219.69 FEET TO CORNER NO. 4; THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF SAID STATE HIGHWAY NO. 66 TO POINT OF BEGINNING;

AND

BEGINNING AT CORNER NO. 3 DESCRIBED ABOVE; THENCE SOUTH 26° 16' WEST, 15 FEET; THENCE NORTHWESTERLY TO A POINT IN THE CENTERLINE OF SAID STATE HIGHWAY NO. 66, 11 FEET SOUTHWESTERLY FROM CORNER NO. 4, DESCRIBED ABOVE; THENCE NORTHEASTERLY 11 FEET TO SAID CORNER NO. 4; THENCE SOUTH 68° 11' EAST, 219.69 FEET TO SAID CORNER NO. 3; COUNTY OF BOULDER, STATE OF COLORADO

AND

A TRACT OF LAND LOCATED IN THE NW 1/4 OF SECTION 11, T3N, R71W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 11 AND CONSIDERING THE WEST LINE OF THE SW 1/4 OF SAID SECTION 11 TO BEAR N00° 05'35" W, WITH ALL BEARINGS HEREIN AND RELATIVE THERETO; THENCE N72° 40'25"E, 1898.36 FEET TO A POINT ON THE CENTERLINE OF THE NORTH ST. VRAIN RIVER; THENCE LEAVING SAID RIVER, S74° 03'57"E, 85.32 FEET TO THE TRUE POINT OF BEGINNING; THENCE N17° 45'03"E, 30.00 FEET; THENCE S74° 03'57"E, 60.00 FEET; THENCE S17° 45'03"W, 30.00 FEET; THENCE N74° 03'57"W, 60.00 FEET TO THE TRUE POINT OF BEGINNING.

## EXHIBIT B

- 1) ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
- 2) EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- 3) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
- 4) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- 5) (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- 6) 2015 TAXES AND ASSESSMENTS NOT YET DUE OR PAYABLE.
- 7) ANY INCREASE OR DECREASE IN THE AREA OF THE LAND AND ANY ADVERSE CLAIM TO ANY PORTION OF THE LAND WHICH HAS BEEN CREATED BY OR CAUSED BY ACCRETION OR RELICTION, WHETHER NATURAL OR ARTIFICIAL; AND THE EFFECT OF THE GAIN OR LOSS OF AREA BY ACCRETION OR RELICTION UPON THE MARKETABILITY OF THE TITLE OF THE LAND.
- 8) ANY RIGHTS OR INTERESTS OF THIRD PARTIES WHICH EXIST OR ARE CLAIMED TO EXIST IN AND OVER THE PRESENT AND PAST BED, BANKS OR WATERS OF NORTH ST. VRAIN RIVER.
- 9) ANY CHANGES IN AREA DUE TO THE RELOCATION OR MOVEMENT OF NORTH ST. VRAIN RIVER. SAID NORTH ST. VRAIN RIVER BEING DESCRIBED IN THE LEGAL DESCRIPTION OF THE LAND REFERRED TO HEREIN.
- 10) EASEMENT AND RIGHT OF WAY FOR STATE HIGHWAY NO. 66 AS SHOWN ON THE BOULDER ASSESSOR'S MAPS OF RECORD AND CONTAINED IN THE LEGAL DESCRIPTION.
- 11) RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED SEPTEMBER 18, 1890 IN BOOK 100 AT PAGE 42.
- 12) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEED RECORDED AUGUST 14, 1948 IN BOOK 830 AT PAGE 559.
- 13) TERMS, CONDITIONS AND PROVISIONS OF COVENANT AND AGREEMENT RECORDED MAY 24, 1989 AT RECEPTION NO. 984121.
- 14) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON COPPOLECCHIA SUBDIVISION EXEMPTION PLAT CERTIFIED FEBRUARY 20, 1999 PREPARED BY ENGLAND SURVEYING, AND FILED WITH THE BOULDER COUNTY LAND USE DEPARTMENT AS LS-12-0062 :

LEGAL DESCRIPTION ON SAID EXEMPTION PLAT DOES NOT MATCH LEGAL DESCRIPTIONS IN DEEDS RECORDED SINCE SURVEY WAS CREATED.

15) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED APRIL 27, 1999 UNDER RECEPTION NO. 1932219.

16) TERMS, CONDITIONS AND PROVISIONS OF EXEMPTION FROM BOULDER COUNTY SUBDIVISION EXEMPTION RECORDED AUGUST 02, 1999 AT RECEPTION NO. 1966532.

17) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED JANUARY 18, 2001 UNDER RECEPTION NO. 2111216.

18) TERMS, CONDITIONS AND PROVISIONS CONTAINED IN RESTRICTIVE COVENANT RUNNING WITH LAND RECORDED DECEMBER 7, 2015 AT RECEPTION NO. 03489094.

ITEM NO. 4 OF THE STANDARD EXCEPTIONS IS DELETED AS TO ANY LIENS OR FUTURE LIENS RESULTING FROM WORK OR MATERIAL CONTRACTED FOR OR FURNISHED AT THE REQUEST OF SALVATORE PAUL COPPOLECCHIA.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SHALL HAVE NO LIABILITY FOR ANY LIENS ARISING FROM WORK OR MATERIAL FURNISHED AT THE REQUEST OF COUNTY OF BOULDER, A BODY CORPORATE AND POLITIC.

## **EXHIBIT C**

See Following Pages

03488993

12/04/2015 01:50 PM

RF: \$0.00

DF: \$0.00

Page: 1 of 2

Electronically recorded in Boulder County Colorado. Recorded as received.



**Warranty Deed**  
(Pursuant to 38-30-113 C.R.S.)

State Documentary Fee  
Date: December 03, 2015  
~~\$88.66~~ 0.00

THIS DEED, made on December 03, 2015 by SALVATORE PAUL COPPOLECCHIA Grantor(s), of the County of BOULDER and State of COLORADO for the consideration of (\$336,600.00) \*\*\* Three Hundred Thirty Six Thousand Six Hundred and 00/100 \*\*\* dollars in hand paid, hereby sells and conveys to COUNTY OF BOULDER, A BODY CORPORATE AND POLITIC Grantee(s), whose street address is PO BOX 471 BOULDER, CO 80306, 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: 37 LONGMONT DAM ROAD (VACANT LAND) LYONS CO 80540

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2015 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; and other NONE*

  
SALVATORE PAUL COPPOLECCHIA

State of COLORADO )

County of BOULDER )

) ss.  
)

The foregoing instrument was acknowledged before me on this day of December 03, 2015  
by SALVATORE PAUL COPPOLECCHIA

Notary Public  
My commission expires

5/1/17

ANGIE MANSFIELD  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20134016234  
MY COMMISSION EXPIRES 03/01/2017

When Recorded Return to: COUNTY OF BOULDER, A BODY CORPORATE AND POLITIC  
PO BOX 471 BOULDER, CO 80306



**EXHIBIT A**

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AND

BEGINNING AT CORNER NO. 3 DESCRIBED ABOVE; THENCE SOUTH 26° 16' WEST, 15 FEET; THENCE NORTHWESTERLY TO A POINT IN THE CENTERLINE OF SAID STATE HIGHWAY NO. 66, 11 FEET SOUTHWESTERLY FROM CORNER NO. 4, DESCRIBED ABOVE; THENCE NORTHEASTERLY 11 FEET TO SAID CORNER NO. 4; THENCE SOUTH 68° 11' EAST, 219.69 FEET TO SAID CORNER NO. 3; COUNTY OF BOULDER, STATE OF COLORADO

AND

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## **RESTRICTIVE COVENANT RUNNING WITH LAND**

**THIS RESTRICTIVE COVENANT RUNNING WITH LAND** is entered into by and between **Salvatore Paul Coppolecchia** ("Seller"), and the **County of Boulder**, a body corporate and politic ("County").

### **RECITALS**

Pursuant to that certain warranty deed dated December 3, 2015, and recorded at Reception No. 03488993 of the real property records of Boulder County, Colorado (the "Deed"), the Seller conveyed to the County that certain real property described on Exhibit A attached hereto and incorporated herein by reference (the "Property");

The County received assistance towards the purchase of the Property from a United States Department of Housing and Urban Development Community Development Block Grant for Disaster Recovery, which funds were allocated to the State of Colorado, which, in turn, granted funds to the County as part of a flood buyout program ("Buyout Program");

Conditions of the Buyout Program, pursuant to 78 Fed. Reg. 14,329 (March 5, 2013), require that real property purchased with Buyout Program proceeds must be used as open space, recreational, or wetland management purposes in perpetuity ("Program Requirements"); and

Seller and County each desire to restrict the future use of the Property in accordance with the Program Requirements.

### **AGREEMENT**

**NOW, THEREFORE**, in consideration of the recitals, promises, covenants, and undertakings described above and hereinafter set forth, Seller and the County agree as follows:

1. The use of the Property shall be limited to uses that are compatible with the Program Requirements.
2. No new structures or improvements may be erected on the Property other than:  
(a) a public facility that is open on all sides and is functionally related to a designated open space or recreational use; (b) a public rest room; (c) flood control measures; or (d) a structure that the local floodplain manager approves in writing before the commencement of construction of the structure.

The restrictions contained herein shall run with and burden the Property, shall bind all future owners of the Property, and shall be enforceable by Seller against the County and any successor in interest.

**DATED** this 3rd day of Decemer, 2015.

**Seller:**

  
Salvatore Paul Coppolecchia

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF BOULDER    )

The foregoing instrument was acknowledged before me this 3rd day of December, 2015, by Salvatore Paul Coppolecchia.

Witness my hand and official seal.


(S E A L)

ANGIE MANSFIELD  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20134016234  
MY COMMISSION EXPIRES 03/01/2017

  
Notary Public

My commission expires: 3/1/17

**COUNTY OF BOULDER**, a body corporate and  
politic


By:   
Abigail Shannon, Buyout and Acquisitions  
Program Manager, Long Range Planner

STATE OF COLORADO   )  
                                  ) ss.  
COUNTY OF BOULDER   )

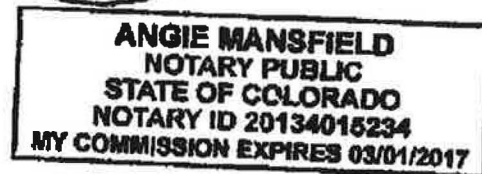
The foregoing instrument was acknowledged before me this 3rd day of December, 2015,  
by Abigail Shannon, on behalf of Boulder County.

Witness my hand and official seal.

(SEAL)

  
Notary Public

My commission expires: 3/1/17



**Exhibit A****Legal Description of the Property**

**A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 71 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:**

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**AND**

**BEGINNING AT CORNER NO. 3 DESCRIBED ABOVE; THENCE SOUTH 26° 16' WEST, 15 FEET; THENCE NORTHWESTERLY TO A POINT IN THE CENTERLINE OF SAID STATE HIGHWAY NO. 66, 11 FEET SOUTHWESTERLY FROM CORNER NO. 4, DESCRIBED ABOVE; THENCE NORTHEASTERLY 11 FEET TO SAID CORNER NO. 4; THENCE SOUTH 68° 11' EAST, 219.69 FEET TO SAID CORNER NO. 3; COUNTY OF BOULDER, STATE OF COLORADO**

**AND**

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