

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: 35 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
By: Ken Feldman, President

State of Colorado
County of Boulder

The foregoing instrument was acknowledged before me this 1st 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

PARCEL A:

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW1/4) 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 66 FROM WHICH THE W1/4 CORNER OF SAID SECTION 11 BEARS SOUTH 72° 29'19" WEST, 1758.55 FEET DISTANT; THENCE SOUTH 62° 46' EAST, 221.92 FEET; THENCE NORTH 26° 16' EAST, 83.64 FEET; THENCE NORTH 68° 11' WEST, 219.69 FEET, MORE OR LESS, TO THE SAID CENTERLINE OF STATE HIGHWAY 66; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE OF STATE HIGHWAY 66 TO THE POINT OF BEGINNING; EXCEPT THAT PART THEREOF DESCRIBED IN BOOK 942 AT PAGE 207, OF THE BOULDER COUNTY RECORDS; COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL B:

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 71 WEST OF THE 6TH P.M. BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF STATE HIGHWAY 66 FROM WHICH THE W1/4 CORNER OF SAID SECTION 11 BEARS SOUTH 72° 29'19" WEST, 1758.55 FEET DISTANT; THENCE SOUTH 62° 46' EAST 211.92 FEET; THENCE SOUTH 33° 33' WEST 101.37 FEET; THENCE NORTH 50° 31' WEST 219.04 FEET, MORE OR LESS, TO THE SAID CENTERLINE OF STATE HIGHWAY 66; THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF STATE HIGHWAY 66 TO THE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO.

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) 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.
- 10) RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED SEPTEMBER 18 1890 IN BOOK 100 AT PAGE 42.
- 11) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEED RECORDED AUGUST 14, 1948 IN BOOK 830 AT PAGE 559.
- 12) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEED RECORDED NOVEMBER 26, 1952 IN BOOK 918 AT PAGE 46.
- 13) TERMS, CONDITIONS AND PROVISIONS CONTAINED IN RESTRICTIVE COVENANT RUNNING WITH LAND RECORDED DECEMBER 7, 2015 AT RECEPTION NO. 03489296.

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 RONALD C. HILTON AND ALICE E. HILTON (SEE REQUIREMENTS).
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



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

State Documentary Fee
Date: December 04, 2015
\$ 0.00

THIS DEED, made on **December 04, 2015** by **ALICE E. HILTON** Grantor(s), of the County of **BOULDER** and State of **COLORADO** for the consideration of **(\$328,100.00) *** Three Hundred Twenty Eight Thousand One 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: **35 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*

Alice E. Hilton
ALICE E. HILTON

State of **COLORADO**

County of **BOULDER**

)
) ss.
)

The foregoing instrument was acknowledged before me on this day of **December 04, 2015**
by **ALICE E. HILTON**

Notary Public
My commission expires 3/1/17

ANGIE MANSFIELD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134015234
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**PARCEL A:**

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW1/4) 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 66 FROM WHICH THE W1/4 CORNER OF SAID SECTION 11 BEARS SOUTH 72° 29'19" WEST, 1758.55 FEET DISTANT; THENCE SOUTH 62° 46' EAST, 221.92 FEET; THENCE NORTH 26° 16' EAST, 83.64 FEET; THENCE NORTH 68° 11' WEST, 219.69 FEET, MORE OR LESS, TO THE SAID CENTERLINE OF STATE HIGHWAY 66; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE OF STATE HIGHWAY 66 TO THE POINT OF BEGINNING; EXCEPT THAT PART THEREOF DESCRIBED IN BOOK 942 AT PAGE 207, OF THE BOULDER COUNTY RECORDS; COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL B:

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 71 WEST OF THE 6TH P.M. BOUNDED AND DESCRIBED AS FOLLOWS:

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RESTRICTIVE COVENANT RUNNING WITH LAND

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

RECITALS

Pursuant to that certain warranty deed dated December 4, 2015, and recorded at Reception No. 03489101 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 4th day of December, 2015.

Seller:

Alice E. Hilton
Alice E. Hilton

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 4th day of December, 2015, by Alice E. Hilton.

Witness my hand and official seal.

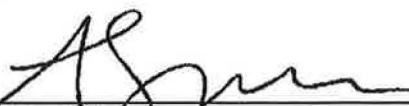
(S E A L)

Angie Mansfield
Notary Public

My commission expires: 3/1/17

ANGIE MANSFIELD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134015234
MY COMMISSION EXPIRES 03/01/2017

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 4th day of December, 2015,
by Abigail Shannon, on behalf of Boulder County.

Witness my hand and official seal.

(S E A L)


Notary Public

My commission expires: 3/1/17



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

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