

WHEN RECORDED, RETURN TO:
MARK R. SHAPIRO, P.C.
1650-38TH STREET, SUITE 103
BOULDER, CO 80301
ATTN: MARK R. SHAPIRO, ESQ.

SPECIAL WARRANTY DEED

THOMAS L. STANLEY, TRUSTEE, and AMENDA B. STANLEY, TRUSTEE, THE STANLEY FAMILY TRUST DATED JANUARY 6, 2009, having an address at 11251 Erie Parkway, Erie, Colorado 80516, Grantor, for the consideration of Ten Dollars (\$10.00), in hand paid, hereby sells and conveys to **TOWN OF ERIE, a Colorado municipal corporation**, whose legal address is P.O. Box 8, Erie, CO 80516, of the Counties of Boulder and Weld, State of Colorado, Grantee, the following real property in the County of Boulder and State of Colorado, to wit:

See **Exhibit A** attached hereto and made a part hereof

County of Boulder, State of Colorado,

also known by street and number as: vacant land

with all appurtenances and warrant the title against all persons claiming under me, subject to 2017 taxes payable in 2018 and except for easements, restrictions, reservations, and encumbrances of record.

Signed this 12th day of May, 2017

THE STANLEY FAMILY TRUST DATED JANUARY 6, 2009

By:

Thomas L. Stanley
Thomas L. Stanley, Trustee

By:

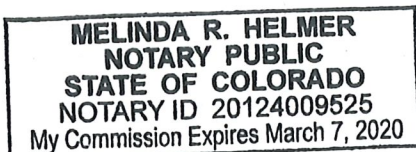
Amenda B. Stanley
Amenda B. Stanley, Trustee

STATE OF COLORADO)
 Weld) ss.
COUNTY OF ~~BOULDER~~)

The foregoing instrument was acknowledged before me 12th day of May, 2017, by Thomas L. Stanley, Trustee, and Amenda B. Stanley, Trustee, The Stanley Family Trust dated January 9, 2009.

Witness my hand and official seal.

My commission expires March 7, 2020



Melinda R. Helmer
Notary Public

EXHIBIT A

PARCEL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 3390434 IN THE OFFICE OF THE CLERK AND RECORDER OF BOULDER COUNTY; SITUATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF BOULDER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23, FROM WHENCE THE CENTER QUARTER CORNER OF SAID SECTION BEARS NORTH 88°39'57" EAST, A DISTANCE OF 2626.30 FEET, AND WHICH ALL BEARINGS HEREIN ARE RELATIVE THERETO;

THENCE NORTH 00°02'145" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 23, A DISTANCE OF 30.01 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 3390434, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ERIE PARKWAY, ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 00°21'45" EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 88°12'00" EAST, A DISTANCE OF 482.94 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 3390434;

THENCE SOUTH 00°21'45" WEST, ALONG SAID EAST LINE, A DISTANCE OF 13.58 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, BEING A POINT ON THE SAID NORTHERLY RIGHT-OF-WAY OF ERIE PARKWAY;

THENCE SOUTH 88°39'57" WEST, ALONG THE SOUTH LINE OF SAID PARCEL AND SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 483.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.297 ACRES, (12,935 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



JAMES E. LYNCH, PLS NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT A

