

AFTER RECORDING RETURN TO:

MARK R. SHAPIRO, P.C.
1650 – 38TH STREET, SUITE 103
BOULDER, COLORADO 80301
ATTN: MARK R. SHAPIRO, ESQ.

WARRANTY DEED

THIS WARRANTY DEED, made this ___ day of _____, 2016, between **DAYBREAK RECOVERY ACQUISITION LLC, a Delaware limited liability company**, whose legal address is 1251 Avenue of the Americas, 50th Floor, New York, New York 10020, Grantor, and the **TOWN OF ERIE, a Colorado municipal corporation**, whose legal address is P.O. Box 8, Erie, Colorado 80516, of the Counties of Boulder and Weld, State of Colorado, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and no/100s Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto the Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Boulder, State of Colorado, described as follows:

See Exhibit “A,” attached hereto and incorporated herein by this reference,

Town of Erie, County of Weld, State of Colorado, consisting of approximately 3,916 square feet (“Property”),

also known by street and number as: vacant land
assessor’s schedule or parcel number: _____

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. And the Grantor, for itself, its heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee, its successors and assigns, that at time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and authority to grant, bargain, sell and convey the same in

EXHIBIT A

PARCEL DESCRIPTION:

A PORTION OF TRACT A OF TRACT A OF "DAYBREAK FILING NO. 1A", LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID TRACT A;

THENCE S00°02'28"E, 218.94 FEET ALONG THE EASTERLY LINE OF SAID TRACT A TO THE NORTHEASTERLY CORNER OF TRACT 12 OF "BRIDGEWATER MASTER SUBDIVISION";

THENCE N10°05'41"W, 161.92 FEET;

THENCE N00°45'12"E, 59.90 FEET TO THE NORTHERLY LINE OF TRACT A;

THENCE S89°14'48"E, 27.44 FEET ALONG SAID NORTHERLY LINE OF TRACT A TO THE POINT OF BEGINNING, CONTAINING 3,916 SQUARE FEET, MORE OR LESS.

DESCRIPTION BY:
BO BAIZE, COLORADO PLS 37990
FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.

