

**QUIT CLAIM DEED**

**THIS DEED**, made this \_\_\_\_\_ day of \_\_\_\_\_, 2019, between the CITY OF AURORA, Colorado, a municipal corporation of the Counties of Adams, Arapahoe, and Douglas, State of Colorado, hereinafter referred to as Grantor(s), and GCSA LLC, A Colorado Limited Liability Company, hereinafter referred to as Grantee(s), whose legal address is **P.O. Box 5, Watkins, CO 80137** of the County of Arapahoe and State of Colorado.

**WITNESS**, that the Grantor(s), for and in consideration of the sum of One and no/100----- Dollars, the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold and QUITCLAIMED, and by these presents do remise, release, sell and QUITCLAIM unto the Grantee(s), their heirs, successors and assigns forever, all the right, title, interest, claim and demand which the Grantor(s) have in and to the real property, together with improvements, if any, situate, lying and being in the County of Arapahoe and State of Colorado, described as follows:

See Exhibit A wherein the description is more fully set forth. Said Exhibit A is attached hereto and incorporated herein by reference.

Also known by street and number as: 1120-1190 Kittredge Street, Aurora, CO 80017 (Arapahoe County)  
Assessor’s schedule or parcel number: 1975-05-2-22-001 to 1975-05-2-22-009

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor(s), either in law or equity, to the only proper use, benefit and behoove of the Grantee(s) their heirs and assigns forever.

**IN WITNESS WHEREOF**, the Grantor(s) have executed this deed on the date set forth above.

[SIGNATURES APPEARING ON FOLLOWING PAGES]

ATTEST

CITY OF AURORA, Colorado, a municipal Corporation

\_\_\_\_\_  
Stephen J. Ruger, City Clerk

\_\_\_\_\_  
Bob LeGare, Mayor

State of Colorado        )  
                                  ) §  
County of Arapahoe     )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by Stephen J. Ruger, City Clerk and Bob LeGare, Mayor of the City of Aurora, Colorado.

Witness my hand and official seal.

SEAL

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Curtis D. Hoos, PLS 37971, for and on behalf of American West Land Surveying Co., 331 South 4<sup>th</sup> Ave., Brighton, CO 80601.

Name and address of person creating newly created legal description (38-35-106.5, C.R.S.)

Approved as to Form

Reviewed By:

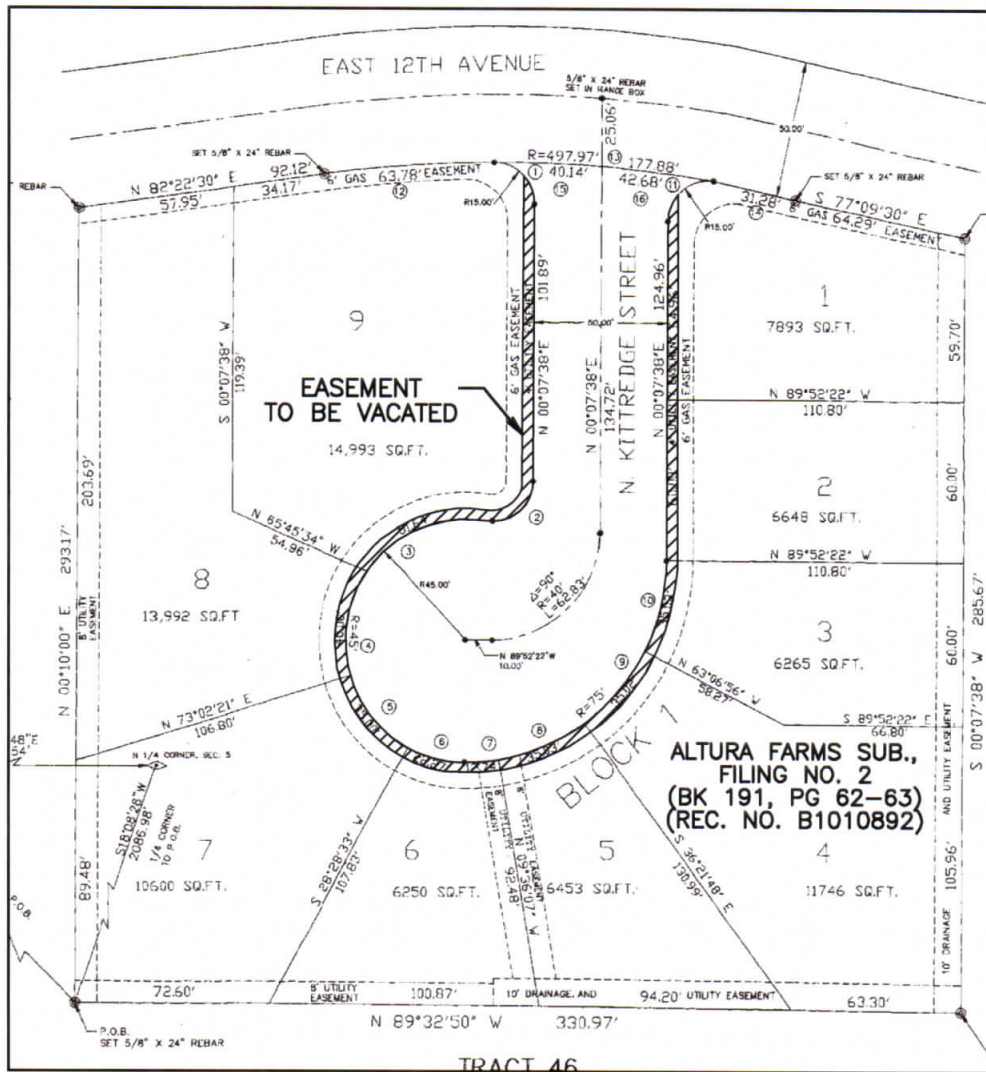
\_\_\_\_\_  
Legal Dept.

\_\_\_\_\_  
Real Property Services  
Hector Reynoso

**Pursuant to Sec. 39-13-104, C.R.S. as amended, consideration paid for this conveyance is \$1.00**

# ILLUSTRATION FOR EXHIBIT A

PROPERTY OWNER: GCSA LLC, P.O. BOX 5, WATKINS, CO 80137



ALL OF THE 4 FOOT UTILITY EASEMENT LYING WITHIN LOTS 1-9, BLOCK 1, ALTURA FARMS SUBDIVISION, FILING NO. 2, IN THE CITY OF AURORA, AS SHOWN ON THE PLAT RECORDED JANUARY 25, 2001 IN BOOK 191, AT PAGES 62 & 63, AS RECEPTION NO. B1010892 IN THE RECORDS OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY, COLORADO.

PREPARED BY: CURTIS D. HOOS, PLS 37971  
 FOR AND ON BEHALF OF:  
 AMERICAN WEST LAND SURVEYING CO.  
 BRIGHTON, CO 80601



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

CITY OF AURORA, COLORADO

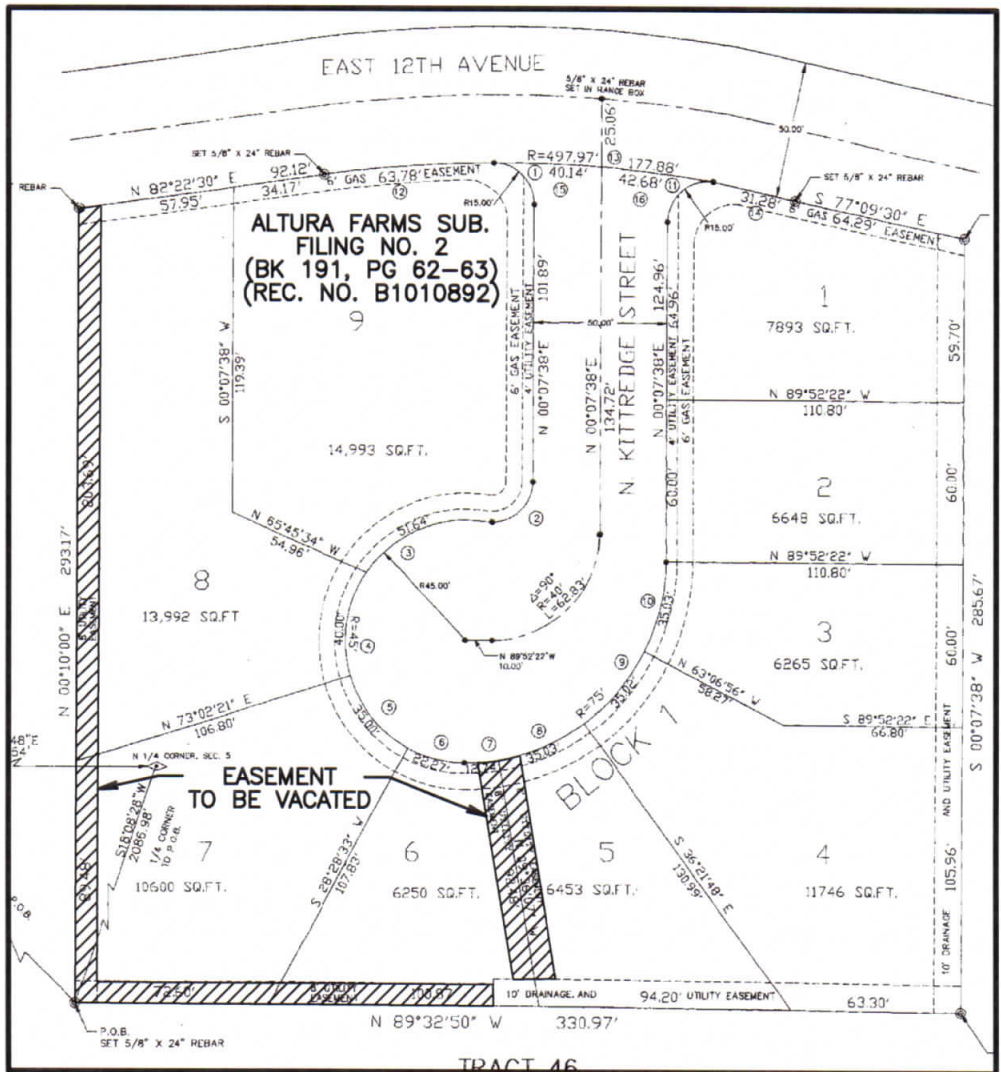
4' UTILITY EASEMENT  
 BEING A PART OF LOTS 1-9, BLOCK 1,  
 ALTURA FARMS SUB., FILING NO. 2,  
 CITY OF AURORA, COUNTY OF ARAPAHOE,  
 STATE OF COLORADO

DRAWN BY: CDH	SCALE: NTS	R-O-W FILE NO.
CHECKED BY: MJH	DATE: 03-19-2019	JOB NO. 19-



# ILLUSTRATION FOR EXHIBIT C

PROPERTY OWNER: GCSA LLC, P.O. BOX 5, WATKINS, CO 80137



ALL OF THE 8 FOOT UTILITY EASEMENT LYING WITHIN LOTS 5-8, BLOCK 1, ALTURA FARMS SUBDIVISION, FILING NO. 2, IN THE CITY OF AURORA, AS SHOWN ON THE PLAT RECORDED JANUARY 25, 2001 IN BOOK 191, AT PAGES 62 & 63, AS RECEPTION NO. B1010892 IN THE RECORDS OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY, COLORADO.

PREPARED BY: CURTIS D. HOOS, PLS 37971  
 FOR AND ON BEHALF OF:  
 AMERICAN WEST LAND SURVEYING CO.  
 BRIGHTON, CO 80601

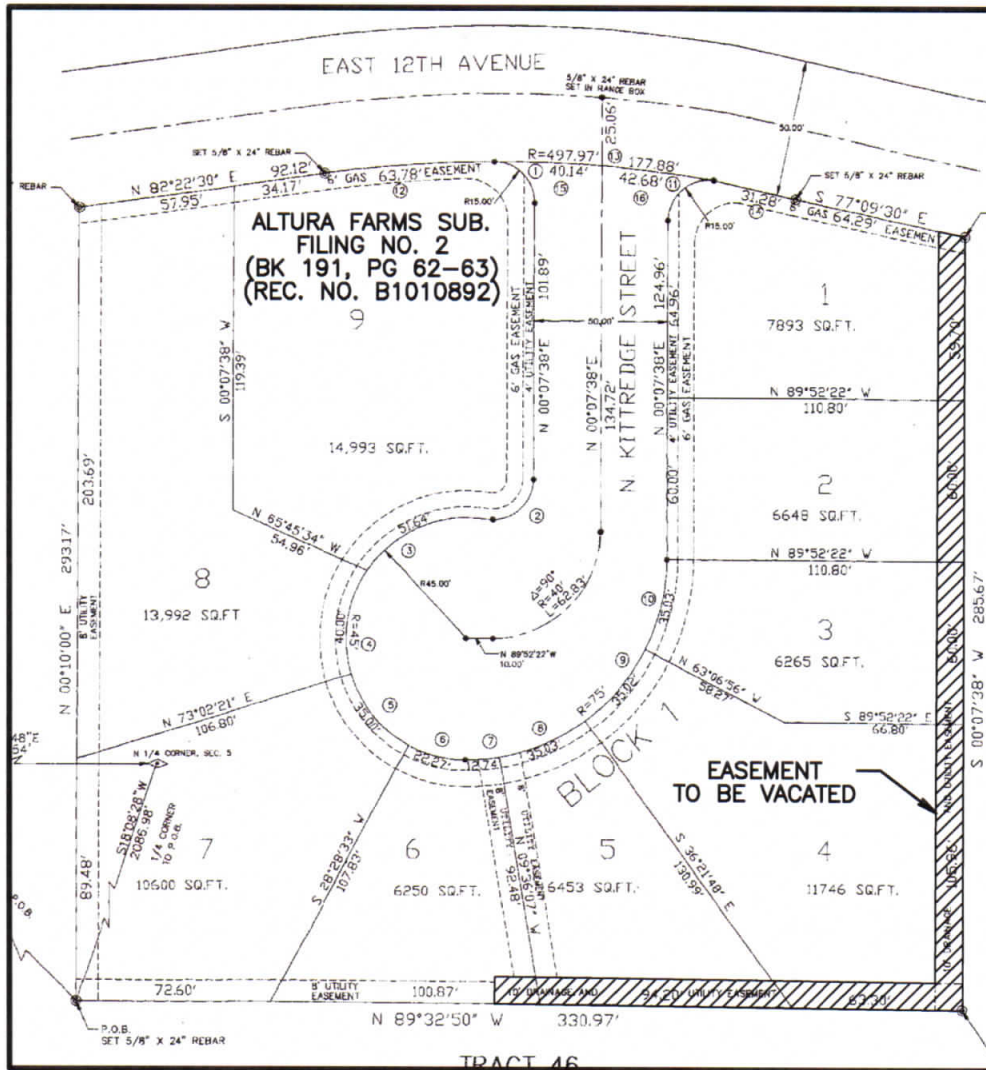


NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

<b>CITY OF AURORA, COLORADO</b>			8' UTILITY EASEMENT BEING A PART OF LOTS 5- 8, BLOCK 1, ALTURA FARMS SUB., FILING NO. 2, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
DRAWN BY: CDH	SCALE: NTS	R-O-W FILE NO.	
CHECKED BY: MJH	DATE: 03-19-2019	JOB NO. 19-	

# ILLUSTRATION FOR EXHIBIT D

PROPERTY OWNER: GCSA LLC, P.O. BOX 5, WATKINS, CO 80137



ALL OF THE 10 FOOT DRAINAGE & UTILITY EASEMENT LYING WITHIN LOTS 1-6, BLOCK 1, ALTURA FARMS SUBDIVISION, FILING NO. 2, IN THE CITY OF AURORA, AS SHOWN ON THE PLAT RECORDED JANUARY 25, 2001 IN BOOK 191, AT PAGES 62 & 63, AS RECEPTION NO. B1010892 IN THE RECORDS OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY, COLORADO.

PREPARED BY: CURTIS D. HOOS, PLS 37971  
 FOR AND ON BEHALF OF:  
 AMERICAN WEST LAND SURVEYING CO.  
 BRIGHTON, CO 80601



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

## CITY OF AURORA, COLORADO

10' DRAINAGE & UTILITY EASEMENT  
 BEING A PART OF LOTS 1-6, BLOCK 1,  
 ALTURA FARMS SUB., FILING NO. 2,  
 CITY OF AURORA, COUNTY OF ARAPAHOE,  
 STATE OF COLORADO

DRAWN BY: CDH	SCALE: NTS	R-O-W FILE NO.
CHECKED BY: MJH	DATE: 03-19-2019	JOB NO. 19-