



ONE REPORT

To: SPERRY VAN NESS THE GROUP COMM

Date Ordered: 12-03-2014

Attn: STEVE KAWULOK

Order Number 551792

Fax:

Phone: 970-488-3150

Address: 3963 COUNTY ROAD 6 WELD, CO

County: WELD

LEGAL DESCRIPTION

LOT 3, BAKER'S SUBDIVISION, FIRST FILING, COUNTY OF WELD, STATE OF COLORADO, EXCEPT, CONTINUED... **SEE ATTACHED DEED FOR COMPLETE DESCRIPTION**

OWNERSHIP & ENCUMBRANCES

Certification Date: 11-26-2014

OWNERSHIP: LJJ PROPERTIES LLC

<u>Doc Type</u>	<u>Doc Fee</u>	<u>Date</u>	<u>Reference#</u>
WARRANTY DEED	NA	01-13-2011	3744802

ENCUMBRANCES AND OTHER DOCUMENTS

<u>Item</u>	<u>Payable To</u>	<u>Amount</u>	<u>Date</u>	<u>Reference#</u>
M/MAP			09-27-68	1521641

Cust Ref#

By: JASON MCNEILL
Land Title
Property Resource Specialist
Email: jamcneill@ltgc.com
Phone: 970-267-5009
Fax:

This ONE REPORT is based on a limited search of the county real property records and is intended for informational purposes only. The ONE REPORT does not constitute any form of warranty or guarantee of title or title insurance, and should not be used by the recipient of the ONE REPORT as the basis for making any legal, investment or business decisions. The recipient of the ONE REPORT should consult legal, tax and other advisors before making any such decisions. The liability of Land Title Guarantee Company is strictly limited to (1) the recipient of the ONE REPORT, and no other person, and (2) the amount paid for the ONE REPORT.



Prepared For:
SPERRY VAN NESS THE GROUP COMM
STEVE KAWULOK

Reference: 3963 COUNTY ROAD 6 WELD, CO

Attached are the additional documents you requested:

Doc Type

Recorded

Reception#/BookPage

JASON MCNEILL
Land Title
Property Resource Specialist
Email: jamcneill@ltgc.com
Phone: 970-267-5009
Fax:

ADD.DOCS 551792

STATUTORY WARRANTY DEED

Linda J. Johnston, whose address is 1401 Hickory Drive, City of Erie, County of Boulder, State of Colorado, Zip Code 80516, the Grantor, for the consideration of One Dollar (\$1.00), hereby conveys, and warrants the title against all persons claiming under me, to LJJ Properties LLC, a Colorado limited liability company, whose address is 7050 West 120th Avenue, Unit 51, City and County of Broomfield, State of Colorado 80020, the Grantee, all my right, title and interest in and to the following property situated in the County of Weld, State of Colorado, with all its appurtenances and warrants title to the same:

SEE ATTACHED LEGAL DESCRIPTION Designated as Exhibit "A" for

Project #: NHRRCs 025-3(109) Unit 3
 Parcel: 316R
 Project Code: 91032

GIFT DEED

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STATE OF COLORADO)
) ss.
 COUNTY OF BROOMFIELD)

The foregoing Statutory Warranty Deed was
 acknowledged before me on the 31st
 day of December 2010 by
 Linda J. Johnston.

Witness my hand and official seal

[Signature]
 Notary Public
 Address: 7050 West 120th Avenue, 104
 Broomfield, CO 80020
 My commission Expires: January 28, 2013

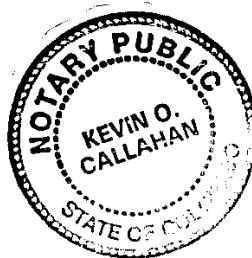


EXHIBIT "A"
PROJECT NUMBER: NH IRCX 025-3(109) UNIT 3
PARCEL NUMBER: 316R
PROJECT CODE: 91032
DATE: OCTOBER 08, 1999

LEGAL DESCRIPTION

A tract or parcel of land No. 316R of the Department of Transportation, State of Colorado, Project No. NH IRCX 025-3(109) UNIT 3 containing 1.387 hectares (3.4270 acres), more or less; being a portion of a parcel of land as described in Book 1496, Reception No. 2442602 of the Weld County Clerk and Recorder's Office, said tract or parcel being situated in the S 1/2 of the southeast 1/4 of Section 22, Township 1 North, Range 68 West, of the Sixth Principal Meridian, in Weld County, Colorado, said tract or parcel being more particularly described as follows:

Lot 3,
Baker Subdivision, First Filing,
County of Weld,
State of Colorado.

Except that part as described as follows:

A tract or parcel of land No. 316 of the Department of Transportation, State of Colorado, Project No. NH IRCX 025-3(109) UNIT 3 containing 1.129 hectares (2.790 acres), more or less; being a portion of a parcel of land as described in Book 1496, Reception No. 2442602 of the Weld County Clerk and Recorder's Office, said tract or parcel being situated in the S 1/2 of the southeast 1/4 of Section 22, Township 1 North, Range 68 West, of the Sixth Principal Meridian, in Weld County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the southeast corner of said Section 22, thence along the southerly line of the southeast 1/4 of said Section 22 S 89° 40' 21" W, a distance of 106.175 meters (348.34 feet); Thence departing the southerly line of the southeast 1/4 of said Section 22 N 00° 19' 39" W, a distance of 15.240 meters (50.00 feet) to a point, said point being on the northerly right-of-way line of Weld County Road 6 as described in Book 996 Page 552, said point also being the true POINT OF BEGINNING;

1. Thence departing the northerly right-of-way line of said Weld County Road 6 being 106.200 meters (348.42 feet) westerly of and parallel with the easterly line of the S 1/2 of the southeast quarter of said Section 22 N 00° 13' 58" W, a distance of 377.375 meters (1,238.10 feet) to a point on the southerly right-of-way line of the Bull Canal as described in Book 406, Page 293;

P316-R



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2748194 02/10/2000 03:01P JA Suki Isukamoto
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3731458 11/09/2010 01:05P Weld County, CO
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2. Thence along the southerly right-of-way line of said Bull Canal on the arc of a non-tangent curve to the right, said curve having a central angle of $15^{\circ} 43' 19''$, an arc length of 30.283 meters (99.32 feet), a radius of 110.359 meters (362.07 feet) and a chord bearing $S 83^{\circ} 50' 16'' E$, with a chord distance of 30.188 meters (99.04 feet) to a point on the westerly right-of-way line of Interstate 25 as described at Book 1477, Page 273;
3. Thence along the westerly right-of-way line of said Interstate 25 $S 00^{\circ} 13' 58'' E$, a distance of 373.963 meters (1,226.91 feet) to a point on the northerly right-of-way line of said Weld County Road 6;
4. Thence departing the westerly right-of-way line of said Interstate 25 along the northerly right-of-way line of said Weld County Road 6 $S 89^{\circ} 40' 21'' W$, a distance of 30.000 meters (98.42 feet) to the true POINT OF BEGINNING;

The above-described excepted parcel of land No. 316 contains 1.129 hectares/ 11,291.0 square meters (2.790 acres/121,535 square feet), more or less.

The above-described parcel of land No. 316R contains 1.387 hectares/ 13,869.0 square meters (3.427 acres/149,284 square feet), more or less.

BASIS OF BEARING: Being a line between CDOT control point No. 303 (M.P. 229.40), a 3 1/4" diameter aluminum cap and CDOT control point No. 304 (M.P. 229.54), a 3 1/4" diameter aluminum cap, said line bears $N 00^{\circ} 14' 05'' E$, a distance of 228.125 meters (748.44 feet), determined by a Global Positioning Systems control survey, performed for CDOT. Said control points are standard type 2 CDOT control monuments as shown on CDOT Project No. NE IRCX 025-3 (109) UNIT 3 right-of-way plans.



DANIEL P. WILMETT

P.L.S. #25384

For and on behalf of
J.F. Sato and Associates
5898 South Rapp Street
Littleton, Co. 80120

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