

After recording return to:
City of Commerce City
8602 Rosemary Street
Commerce City, CO
80022

CORRECTION QUITCLAIM DEED
(No Documentary Fee Required - Exempt under C.R.S. 39-13-104(f) and (o))

THIS CORRECTION QUITCLAIM DEED is made this _____ day of _____, 2015, but is intended to be effective as of the Effective Date (defined below), by and between South Adams County Fire Protection District No. 4, of the County of Adams, State of Colorado (“Grantor”), and the City of Commerce City, a Colorado municipal corporation, and a home rule city duly incorporated under the Colorado Constitution (“Grantee”), whose address is 5291 E. 60th Ave., Commerce City, CO 80022, and is being recorded to correct the legal description contained in that certain Quitclaim Deed dated April 17, 2007 (the “Effective Date”) and recorded April 19, 2007, at Reception No. 2007000038988 in the real property records of Adams County, State of Colorado (the “Prior Deed”).

WHEREAS, by way of and as set forth in the Prior Deed, Grantor did convey to Grantee, for right-of-way purposes, the West 15 feet of the property known by Parcel 017212807003;

WHEREAS, Grantor and Grantee acknowledge that the legal description as stated in the Prior Deed is not definitive as to the location of the portion of Grantor’s property intended to have been dedicated as right-of-way as the boundary of a property identified merely by an assessor schedule number may change over time; and

WHEREAS, Grantor and Grantee desire to clarify which portion of Grantor’s property was so dedicated and conveyed for right-of-way purposes by delivering this Correction Quitclaim Deed correcting the legal description effective as of the Effective Date.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that effective as of the Effective Date, that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and **QUITCLAIMED**, and by these presents do remise, release, sell and **QUITCLAIM** unto the Grantee, its successors and assigns forever, for right-of-way purposes, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with improvements thereon, if any, situate, lying and being in the County of Adams, State of Colorado, described as set forth on Exhibit A, attached hereto and made a part hereof by this reference (the “Property”):

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, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor and Grantee have executed this Correction
Quitclaim Deed on the date set forth above.

GRANTOR:

South Adams County Fire Protection District
No. 4

By: _____

Name: _____

Title: _____

GRANTEE:

CITY OF COMMERCE CITY, COLORADO,
a Colorado municipal corporation, and a home
rule city duly incorporated under the Colorado
Constitution

By: _____

Name: _____

Title: _____

ATTEST:

City Clerk

[name]

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by
_____, as _____ of South Adams
County Fire Protection District No. 4.

Witness my hand and official seal.

My commission expires _____ .

Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015 by Sean Ford as
Mayor of the City of Commerce City, Colorado, a Colorado municipal corporation, and a home rule city duly
incorporated under the Colorado Constitution.

Witness my hand and official seal.

My commission expires _____ .

Notary Public

EXHIBIT A