

EXHIBIT C

RECEPTION#: 2017000007199, 01/25/2017 at 08:06:51 AM, 1 OF 3, State Documentary
Fee \$25.00 TD Pgs: 2 Doc Type: WTY Stan Martin, Adams County, CO

WHEN RECORDED RETURN TO:
Saul Rodriguez Ronquillo
10560 1/2 Brighton Road
Commerce City, CO 80640



First American

File Number: 5523-2783910

WARRANTY DEED

THIS DEED, Made this Seventeenth day of January, 2017, between **Harvey Nakagawa Living Trust** a Trust duly organized and existing under and by virtue of the laws of the State of Colorado, grantor, and **Saul Rodriguez Ronquillo** whose legal address is 10560 1/2 Brighton Road, Commerce City, CO 80640 of the County of Adams and State of Colorado, grantee:

WITNESSETH, That the grantor, for and in consideration of the sum of **TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$250,000.00)**, 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, his heirs, successors and assigns forever, A Tenant in Severalty all the real property, together with improvements, if any, situate, lying and being in the County of Adams, State of Colorado, described as follows:

PARCEL 1:

THAT PART OF THE NE 1/4 SE 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NE 1/4 SE 1/4;
THENCE S89°49'02"W ALONG THE SOUTH LINE OF SAID NE 1/4 SE 1/4, A DISTANCE OF 421.00 FEET;
THENCE N 00°10'58"W A DISTANCE OF 30.0 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;
THENCE N13°55'15"E ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 183.31 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S89°49'02"W PARALLEL WITH THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 470.99 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 31;
THENCE S25°20'00"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 197.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;
THENCE N89°49'02"E ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 511.18 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;
THENCE N13°55'15"E ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 183.31 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO

PARCEL 2:

THAT PART OF THE NE 1/4 SE 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NE 1/4 SE 1/4;
THENCE S89°49'02"W ALONG THE SOUTH LINE SAID NE 1/4 SE 1/4 A DISTANCE OF 421.00 FEET;
THENCE N00°10'58"W A DISTANCE OF 30.0 FEET TO SOUTHEAST CORNER OF SAID PARCEL;
THENCE N13°55'15"E ALONG THE EAST LINE SAID PARCEL A DISTANCE OF 331.73 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S89°49'02"W PARALLEL WITH THE SOUTH LINE SAID PARCEL A DISTANCE OF 438.35 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 31;
THENCE S25°20'00"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 159.50 FEET;

Doc Fee: \$ 25.00

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**THENCE N89°49'02"E PARALLEL WITH THE SOUTH LINE SAID PARCEL A DISTANCE OF 470.99 FEET
TO A POINT ON THE EAST LINE SAID PARCEL;
THENCE N13°55'15"E ALONG SAID EAST LINE A DISTANCE OF 148.42 FEET TO THE TRUE POINT OF
BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.**

**EXCEPT ANY PORTION OF SAID LAND LYING WITHIN BRIGHTON ROAD, ALSO KNOWN AS BRIGHTON
HIGHWAY AND COUNTY ROAD 31.**

also known by street and number as: **10560 ½ Brighton Road, Commerce City, CO 80640**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise
appertaining and the reversion and remainders, rents, issues and profits thereof; and all the estate, right, 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
said grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives,
does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the
ensealing and delivery of these presents, he 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
lawful authority to grant, bargain sell and convey the same in manner and form aforesaid, and that the same are
free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and
restrictions of whatever kind or nature soever, and except general taxes for the current year and subsequent
years, and except easements, covenants, reservations, restrictions, and right of way, if any, of record.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and
peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully
claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be
applicable to all genders.

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IN WITNESS WHEREOF, The grantor has executed this deed on the date set forth above.

Harvey Nakagawa
Harvey Nakagawa as Trustee for
Harvey Nakagawa Living Trust

State of Hawaii)
County of Hawaii)ss

The foregoing instrument was subscribed and sworn to before me this 17th day of January
2017 by Harvey Nakagawa, the Trustee of Harvey Nakagawa Living Trust.

Witness my hand and official seal.
My commission expires: February 20, 2018

Gayle M. K. Marumoto
Notary Public



Document Date 1/17/2017 # Pages: 3
Notary Name Gayle Marumoto First Circuit
Doc. Description: Warranty Deed
Gayle M. K. Marumoto 1/17/2017
Notary Signature Date

