

After Recording Return To:  
McGeady Becher P.C.  
450 E. 17th Avenue, Suite 400  
Denver, CO 80237  
Attn: Paula Williams

**No Documentary Fee – Exempt**

**SPECIAL WARRANTY DEED**

THIS **SPECIAL WARRANTY DEED**, made this \_\_\_\_ day of \_\_\_\_\_, 2024, between **THE CITY OF COMMERCE CITY**, a municipal corporation of the State of Colorado (the “**Grantor**”), and **SECOND CREEK FARM METROPOLITAN DISTRICT NO. 1**, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is c/o McGeady Becher P.C., 450 E. 17<sup>th</sup> Avenue, Suite 400, Denver, Colorado 80203 (the “**Grantee**”).

WITNESSETH, that the Grantor, for and in consideration of the sum of Fifty-Six Thousand and NO/100 U.S. Dollars (\$56,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, and Grantee's successors and assigns forever, all the real property, together with all improvements, if any, situate, lying and being in the County of Adams, State of Colorado, subject to any exceptions to conveyance and known as:

Tract B, Second Creek Farm Filing No. 3, Amendment No. 3, according to the Plat thereof recorded at \_\_\_\_\_ in the official records of Adams County, Colorado (the “**Property**”).

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 in equity, of, in and to the Property, with the hereditaments and appurtenances;

SUBJECT TO all visible and apparent easements, all applicable zoning, platting and other governmental ordinances, laws, rules and regulations, statutory exceptions, and all matter of recording relating the Property;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto Grantee, and Grantee's successors and assigns forever. Grantor, for Grantor and Grantor's successors and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained Property in the quiet and peaceable possession of Grantee, and Grantee's successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject to Statutory Exceptions;

*[Signature page follows]*

**EXECUTED**, as of the \_\_\_ day of \_\_\_\_\_, 2024.

**GRANTOR:**

**CITY OF COMMERCE CITY**

\_\_\_\_\_  
Steven J. Douglas  
Mayor, City of Commerce City

STATE OF COLORADO  
COUNTY OF ADAMS

The above and foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2024, by Steven J. Douglas, Mayor of the City of Commerce City.

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

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

ATTEST:

\_\_\_\_\_  
Dylan A. Gibson, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Genevieve "Jean" Gill, Assistant City Attorney

THIS DEED IS HEREBY ACCEPTED BY THE SECOND CREEK FARM METROPOLITAN DISTRICT NO. 1, AS OF THIS \_\_\_ DAY OF \_\_\_\_\_, 2024:

SECOND CREEK FARM METROPOLITAN DISTRICT NO. 1

By: \_\_\_\_\_  
Joel Farkas, President