

Return to: Brighton City Clerk's Office
500 S. 4th Ave
Brighton, CO 80601

SPECIAL WARRANTY DEED

THIS DEED, dated this ____ day of _____, 2018, between the CITY OF BRIGHTON, COLORADO, whose legal address is 500 S 4th St, Brighton, CO 80601, of the County of Adams, Colorado, Grantor, and SCHOOL DISTRICT 27J, whose legal address is 18551 E 160th Ave, Brighton, CO 80601, of the County of Adams, Colorado, Grantee:

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10), 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, their heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Adams and State of Colorado, described as follows:

TRACT WWW, BRIGHTON CROSSING FILING NO 2
(Vacant parcel)

Adams County Parcel Number: 0156902323002

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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 equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, their heirs and assigns forever. The grantor, for their heirs, personal representatives, successors and assigns, does covenant and agree that they shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantees, theirs and their assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor.

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

CITY OF BRIGHTON, COLORADO, Grantor

PHILIP RODRIGUEZ, City Manager

STATE OF COLORADO)
) ss
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by PHILIP RODRIGUEZ, City Manager of the CITY OF BRIGHTON, Grantor.

Witness my hand and official seal.
My commission expires:

Notary Public