



WEST CENTERTECH LLC
PO BOX 472918
AURORA, CO 80047



03/10/2023 12:07 PM RF: \$28.00 DF: \$0.00

Arapahoe County Clerk, CO

Page: 1 of 4

Joan Lopez, Clerk & Recorder

E3015651

WHEN RECORDED, RETURN TO:

GOOD MORNING, LLC c/o Ergen Gunaydin
6584 S Catawba Cir,
Aurora, CO 80016

SPECIAL WARRANTY DEED

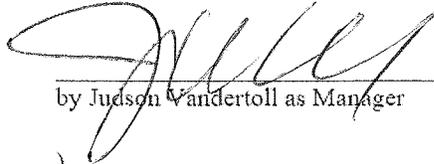
WEST CENTERTECH LLC a Colorado limited liability company,, ("**Grantor**"), whose street address is PO Box 472918, Aurora, CO 80047, for Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, hereby sells and conveys to **GOOD MORNING, LLC**, a Colorado limited liability company, whose address is 6584 S Catawba Cir, Aurora, CO 80016 ("**Grantee**"), the real property in the County of Arapahoe, State of Colorado that is legally described on Exhibit A attached hereto (the "**Real Property**"), together with all appurtenances, and warrants the title against all persons claiming under Grantor, subject to **General taxes for the current year and subsequent years and subject to all statutory exceptions**, together with 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 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 Grantee, its heirs and assigns forever. The Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of Grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the Grantor except **General taxes for the current year and subsequent years and subject to all statutory exceptions**.

[The remainder of this page has been left blank intentionally.]

Signed this 22 day of February, 2023.

GRANTOR: WEST CENTERTECH LLC



by Judson Vandertoll as Manager

STATE OF COLORADO)
CITY AND) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 22 day of February, 2023,
by ~~by~~ Judson Vandertoll as Manager of **WEST CENTERTECH LLC**.

Witness my hand and official seal.



Notary Public

My Commission expires:

Oct 25 2026

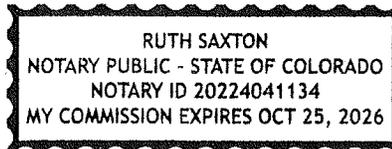


EXHIBIT A

(Attached to and forming a part of
the Special Warranty Deed
from **WEST CENTERTECH LLC**
to Good Morning LLC)

A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED ON FILE IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. D7121472, BEING A PORTION OF LOT 3, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL OF LAND;
THENCE ALONG THE EAST LINE THEREOF, SOUTH 01°24'29" EAST, A DISTANCE OF 7.20 FEET;
THENCE DEPARTING SAID EAST LINE, SOUTH 88°35'21" WEST, A DISTANCE OF 175.00 FEET TO A POINT ON THE BOUNDARY OF SAID PARCEL, SAME BEING A POINT ON THE EAST LINE OF THOSE LANDS AS DESCRIBED AS PARCEL B IN THAT CERTAIN SPECIAL WARRANTY DEED ON FILE IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. E1193307;
THENCE ALONG SAID LINES, NORTH 01°24'39" WEST, A DISTANCE OF 7.20 FEET TO THE MOST NORTHEAST CORNER OF SAID PARCEL RECORDED AT RECEPTION NO. D7121472;
THENCE ALONG THE EAST LINE THEREOF, NORTH 88°35'21" EAST, A DISTANCE OF 175.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1,260 SQUARE FEET OR 0.029 ACRE OF LAND.

BEARINGS ARE BASED ON A WESTERLY PROPERTY LINE OF A PROPERTY DESCRIBED AT RECEPTION NO. D7121472. SAID LINE BEARS NORTH 19°45'33" EAST, AND IS MONUMENTED AT THE NORTH END BY A 5 REBAR W/ BROKEN RED PLASTIC CAP (ILLEGIBLE) AND IS MONUMENTED AT THE SOUTH END BY A REBAR WITH 2" ALUMINUM CAP STAMPED "LS 13155".

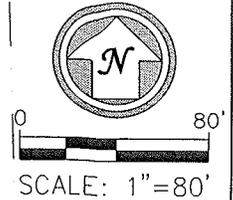
PREPARED BY:

STACY LYNN JACOBS, PLS
COLORADO REG. NO. 38495
FOR, AND ON BEHALF OF:
R&R ENGINEERS-SURVEYORS, INC.



EXHIBIT GM2

A PORTION OF BLOCK 1, AURORA CENTRETECH PARK FILING NO. 8
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF
 THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



APN: 033281870
 OWNER: GOOD MORNING LLC
 SPECIAL WARRANTY DEED
 REC. NO. E1193307

APN: 033281885
 OWNER: D & I PROPERTIES LLC
 NOT A PART

**BLOCK 1
 AURORA CENTRETECH
 PARK SUBDIVISION
 FILING NO. 8**

APN: 033281861
 OWNER: GOOD MORNING LLC
 SPECIAL WARRANTY DEED
 REC. NO. E1193307

**E. CENTRETECH
 DRIVE**

(70' WIDE PUBLIC R.O.W.)

N01°24'39"W
 7.20'

POINT OF
 BEGINNING

N88°35'21"E 175.00'

S88°35'21"W 175.00'

S01°24'39"E
 7.20'

N01°24'00"W
 18.80'

N88°35'21"E
 66.88'

LAREDO STREET (60' WIDE PUBLIC R.O.W.)

APN: 033281888
 OWNER: WEST CENTRETECH LLC
 SPECIAL WARRANTY DEED
 REC. NO. D7121472

BASIS OF
 BEARINGS

NOTE

THIS DRAWING IS MEANT TO
 DEPICT THE ATTACHED LEGAL
 DESCRIPTION AND IS FOR
 INFORMATIONAL PURPOSES
 ONLY. IT DOES NOT REPRESENT
 A MONUMENTED LAND SURVEY.

PARCEL CONTAINS 1,260 SQ. FT. OR 0.029 ACRE

GOOD MORNING LLC

Date: 8/02/2022	4
Drawn: SLJ	of
Checked:	4
Job No.: WC22011	



R&R ENGINEERS-SURVEYORS, INC.
 1635 W. 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 PH: 303-753-6730
 WWW.RRENGINEERS.COM