

RETURN TO
City of Aurora
City Clerk
15151 E. Alameda Parkway, 1st Floor
Aurora, Colorado 80012

B3199632
9/08/2003 12:44:19
PG: 0001-003
16.00 DOC FEE: 0.00
TRACY K. BAKER
ARAPAHOE COUNTY

WARRANTY DEED

THIS DEED, dated August 10, 2003
between Mississippi Avenue Baptist Church, a
Colorado non-profit corporation

of the _____ County of Arapahoe and State of
Colorado, grantor, and
The City of Aurora, a municipal
corporation duly organized and existing under and by virtue of the laws of the State of
Colorado, grantee, whose legal address is
15151 E. Alameda Parkway, Aurora, CO 80012

WITNESS, that the grantor, for and in consideration of the sum of
One and no/100 (\$1.00) _____ DOLLARS,
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, its successors and assigns forever, all the real property, together with improvements, if
any, situate, lying and being in the _____ County of Arapahoe and State of Colorado,
described as follows:

See Exhibit A wherein the description is more fully set
forth. Said exhibit is attached hereto and incorporated herein
by reference.

This conveyance is made for the use and benefit of
the public as a public street and thoroughfare.

also known by street and number as: vacant land, no street address
assessor's schedule or parcel number: n/a

TOGETHER with all and singular the hereditaments and appurtenances thereto, 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 the said premises above bargained and described, with the appurtenances, unto the grantee, its successors
and assigns forever. The grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the
grantee, its successors and assigns, that at the time of the sealing 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 as aforesaid, and that the same are free and clear from all
former and other grants, bargains, sales, leases, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except

None

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession
of the grantee, its successors 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.

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

Mississippi Avenue Baptist Church,
a Colorado non-profit corporation

Jerry A. Boyd
By: President

STATE OF COLORADO

County of Arapahoe

Title:

ss.

The foregoing instrument was acknowledged before me this
by Jerry A. Boyd.

10th day of August, 2003

Witness my hand and official seal.

My commission expires: 10-27-2005

Theresa H. White

Notary Public

*If in Denver, insert "City and".

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

EXHIBIT A

PAGE 1 OF 2

23

A PARCEL OF LAND LOCATED IN LOT 2, BLOCK 13, AURORA HILLS, FILING NO. NINE, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE S89°58'11"E A DISTANCE OF 3346.81 FEET; THENCE N00°01'49"E A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE S89°58'11"E ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 24.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE N00°05'03"E ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 24.98 FEET TO A POINT OF NON-TANGENCY; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.25 FEET, A CENTRAL ANGLE OF 89°56'46", A CHORD BEARING OF S45°03'26"W A DISTANCE OF 35.34 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 4818 SQUARE FEET, 0.111 ACRES, MORE OR LESS.

PREPARED BY:
REED L. DALTON,

FOR AND ON BEHALF OF:
ROBINSON DALTON CONSULTING, INC.
10700 E. BETHANY DRIVE, SUITE 209
AURORA, COLORADO 80014
(303) 752-4823

PREPARED UNDER THE DIRECT SUPERVISION AND CHECKING OF:

DONALD L. LAMBERT
FOR AND ON BEHALF OF FRONTIER SURVEYING, INC.
352 NORFOLK STREET
AURORA, CO 80011



REVIEWED

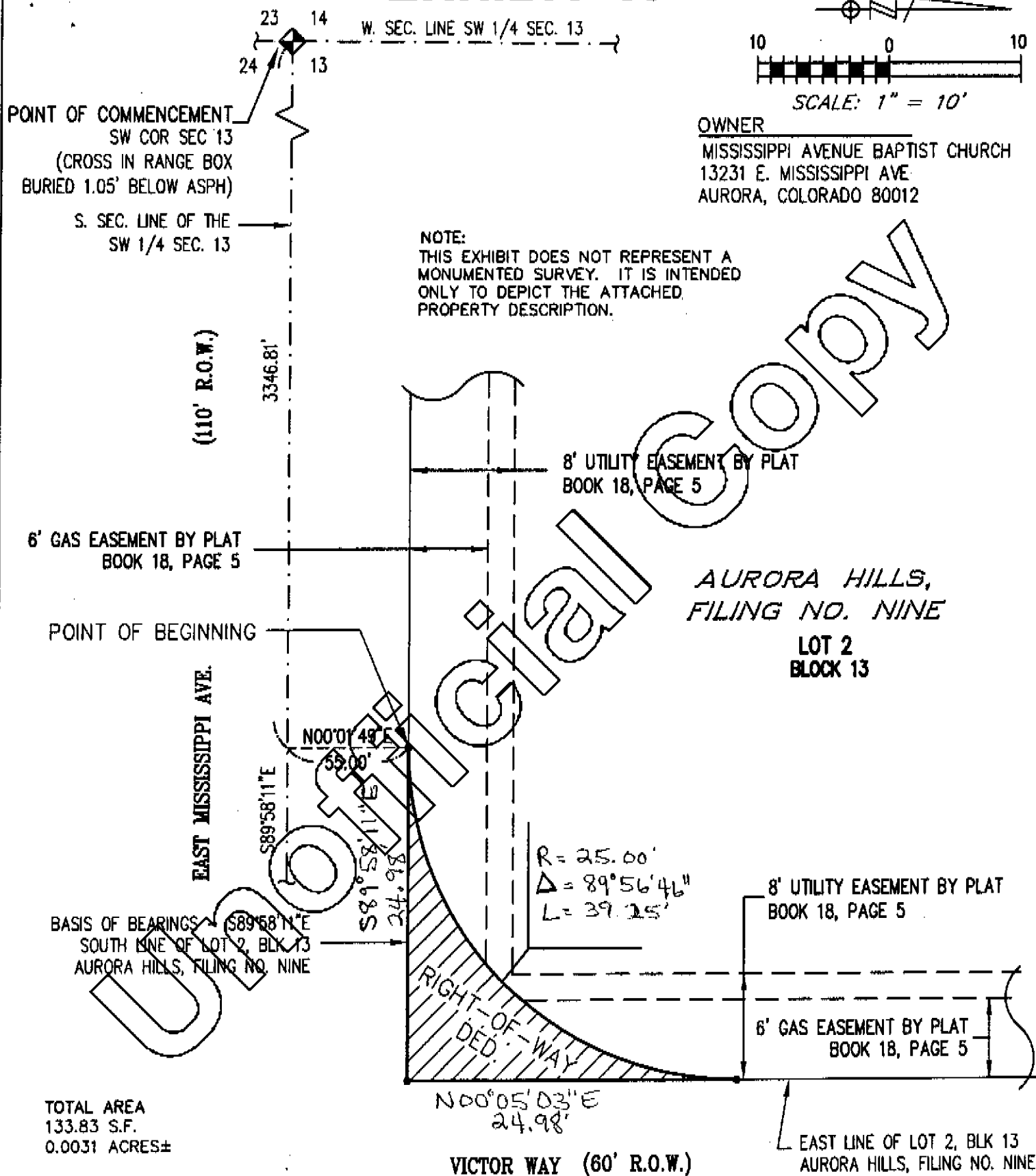
BY: CKS 6-16-03
REAL PROPERTY SERVICES DATE

23

EXHIBIT A

3-3

PAGE 2 OF 2



CITY OF AURORA, COLORADO

A PARCEL OF LAND

DRAWN BY: CMD
SCALE: 1" = 10'
R.O.W. FILE NUMBER
CHECKED BY: RLD
DATE: 08/25/02
JOB NO. A2997.ROW

SITUATED IN THE W 2/3 OF SECTION 13, T4S, R67W of the 6th
P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING A PART
OF L2, BLK 13, AURORA HILLS, FILING NO. NINE 33