

(EXEMPT FROM DOCUMENTARY FEE UNDER C.R.S. § 39-13-104(1)(a) – GRANTOR IS A POLITICAL SUBDIVISION OF THE STATE OF COLORADO.)

QUITCLAIM DEED

THIS DEED is dated April 4, 2019, and is made between Jefferson County School District R-1, a public school district and political subdivision of the State of Colorado, the "Grantor," and Woodrow Wilson Academy, a corporation duly organized and existing under and by virtue of the laws of the State of Colorado, the "Grantee," whose legal address is 8300 W. 94th Avenue, Westminster, Colorado 80021.

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS, (\$10.00), the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the County of Jefferson and State of Colorado, described as follows:

A PORTION OF LOTS 1 AND 2, CENTER OF HOPE SUBDIVISION, BLOCK ONE AMENDED, LOCATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY OF WESTMINSTER, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE N 0-12-41 E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 934.99 FEET TO THE NE CORNER OF LOT 4, SAID SUBDIVISION; THENCE N 89-47-19 W ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 320.00 FEET TO THE EASTERLYMOST CORNER OF LOT 6, SAID SUBDIVISION; THENCE N 27-18-27 W ALONG THE NORTHEASTERLY LINE OF SAID LOT 6 A DISTANCE OF 217.29 FEET TO THE POINT OF BEGINNING;

THENCE N 27-18-27 W A DISTANCE OF 69.29 FEET;
THENCE N 62-31-41 W A DISTANCE OF 132.00 FEET;
THENCE N 27-47-19 E A DISTANCE OF 185.62 FEET;
THENCE S 62-12-41 E A DISTANCE OF 35.31 FEET;
THENCE S 10-18-26 W A DISTANCE OF 79.19 FEET;
THENCE S 79-41-34 E A DISTANCE OF 85.54 FEET;
THENCE S 10-18-26 W A DISTANCE OF 14.11 FEET;
THENCE S 34-22-19 E A DISTANCE OF 4.11 FEET;
THENCE N 55-37-41 E A DISTANCE OF 10 00 FEET;
THENCE S 34-22-19 E A DISTANCE OF 100 00 FEET;
THENCE S 55-37-41 W A DISTANCE OF 9.51 FEET;
THENCE S 34-22-19 E A DISTANCE OF 10.00 FEET;
THENCE S 55-37-30 W A DISTANCE OF 122.57 FEET;

SAID PARCEL CONTAINS AN AREA OF 31,486. SQ.FT. OR 0.722 ACRES, MORE OR LESS

also known by street address as: 9350 Lark Bunting Drive, Westminster, Colorado 80021
and assessor's schedule or parcel number:

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and its successors and assigns, forever.

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

Jefferson County School District No. R-1

By: 
Ron Mitchell, President

ATTEST:

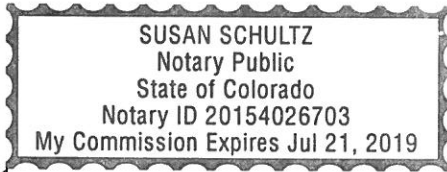
By: 
Amanda Stevens, Secretary

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me this 22 day of April, 2019, by Ron Mitchell, President, Board of Education, and Amanda Stevens, Secretary, Board of Education, Jefferson County School District No. R-1, a political subdivision and body corporate of the State of Colorado.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: Jul 21, 2019



Susan Schultz
Notary Public