

Following recordation, return to:  
Mary E. Strutt, Town Clerk  
Town of Mead  
441 Third Street  
P.O. Box 626  
Mead, CO 80542

EXEMPT FROM DOCUMENTARY FEE PER C.R.S. § 39-13-104(1)(a)

WARRANTY DEED  
[Conveyance of Right-of-Way to Town of Mead]

THIS DEED, made this 18 day of December, 2023, between EQUINOX MEAD LLC, a Colorado limited liability company, with a principal office street address of 10450 E. 159<sup>th</sup> Court, Brighton, Colorado 80602 ("Grantor"), and the TOWN OF MEAD, a Colorado municipal corporation, whose street address is 441 Third Street, P.O. Box 626, Mead, Colorado 80542 ("Grantee");

WITNESSETH, that Grantor for and in consideration of the sum of TEN DOLLARS (\$10.00), 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, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the County of Weld, State of Colorado, described as follows:

SEE EXHIBIT A, consisting of two pages, attached hereto and by this reference incorporated herein;

also known by street and number as: vacant land;

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances, Excluding all rights, title and interest in the mineral estate owned by Grantor under the property;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. Grantor, for itself, its successors and assigns, does covenant and agree that at the time of ensealing and delivery of these presents, Grantor 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, liens, taxes, assessments, encumbrances, and restrictions of whatever kind or nature except easements, restrictions, reservations, and rights of way of record.

Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises and the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof.

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


*{Signatures are on the following page.}*

25793450



**GRANTOR:** EQUINOX MEAD LLC, a Colorado limited liability company

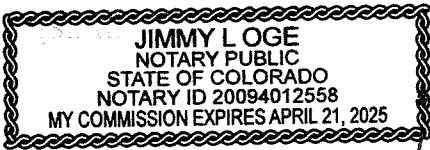
BY: EQUINOX MEAD LAND VENTURE, LLC, a Colorado limited liability company, its Manager

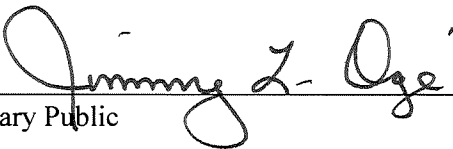
By:   
George R. Hanlon, Jr., Manager

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF ADAMS     )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of December, 2023, by George R. Hanlon, Jr., as Manager of Equinox Mead Land Venture, LLC, a Colorado limited liability company, as Manager of Equinox Mead LLC, a Colorado limited liability company.

Witness my hand and official seal:



  
Notary Public

My commission expires: 04/21/2025.

**ACCEPTANCE BY GRANTEE:**  
TOWN OF MEAD, a Colorado municipal corporation

Date: \_\_\_\_\_.

Countersigned  
By: \_\_\_\_\_  
Helen Migchelbrink, Town Manager

ATTEST:     Countersigned  
  
\_\_\_\_\_  
Mary E. Strutt, MMC, Town Clerk

**GRANTOR:** EQUINOX MEAD LLC, a Colorado limited liability company

BY: EQUINOX MEAD LAND VENTURE, LLC, a Colorado limited liability company, its Manager

Countersigned

By: \_\_\_\_\_  
George R. Hanlon, Jr., Manager

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by George R. Hanlon, Jr., as Manager of Equinox Mead Land Venture, LLC, a Colorado limited liability company, as Manager of Equinox Mead LLC, a Colorado limited liability company.

Witness my hand and official seal:

[SEAL]

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

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

**ACCEPTANCE BY GRANTEE:**

TOWN OF MEAD, a Colorado municipal corporation

Date: December 14, 2023

By: \_\_\_\_\_  
Helen Migchelbrink, Town Manager

ATTEST:

Mary E. Strup  
Mary E. Strup, MMC, Town Clerk



Attached to and incorporated in the Warranty Deed between EQUINOX MEAD LLC, a Colorado limited liability company (Grantor), and the Town of Mead, a Colorado municipal corporation (Grantee).

# EXHIBIT A

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN LOT B, RECORDED EXEMPTION NO. 1207-22-3 RE3126, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2001, AT RECEPTION NO. 2891019, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 22 TO BEAR SOUTH 00°26'04" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 01°41'38" EAST, A DISTANCE OF 1364.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT B AND THE POINT OF BEGINNING;

THENCE NORTH 00°26'04" WEST, ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 32.47 FEET;  
THENCE SOUTH 12°46'47" EAST, A DISTANCE OF 33.14 FEET TO THE SOUTH LINE OF SAID LOT B;  
THENCE SOUTH 88°50'56" WEST, ALONG SAID SOUTH, A DISTANCE OF 7.09 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 115 SQUARE FEET OR 0.0026 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38445  
FOR AND ON BEHALF OF MANHARD CONSULTING

Dwg Name: P:\Emlmec01\dwg\Surv\Final Drawings\Plot of Easement\EML.MECO01.02-SL-ROWI.dwg Updated By: BPfohl 12/3/2021 1:20 PM

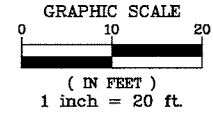


**Manhard**  
CONSULTING

7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com  
Civil Engineering | Surveying & Geospatial Services | GIS  
Water Resource Management | Construction Management

MEAD PLACE, AMENDMENT NO. 1	
COUNTY OF WELD, STATE OF COLORADO	
EXHIBIT A	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>LHG</u>	<b>1</b> OF <b>2</b>
DATE: <u>12/03/21</u>	
SCALE: <u>N/A</u>	EML.MECO01.02

# EXHIBIT A



**MEAD PLACE**  
RECEPTION NO. 4162823

**COUNTY ROAD 7**  
(90.00' RIGHT OF WAY)

**POINT OF COMMENCING**  
WEST QUARTER CORNER  
SECTION 22, T3N, R68W  
3.25" ALUMINUM CAP  
STAMPED "PLS 23528, 1989"  
IN RANGE BOX

(BASIS OF BEARINGS)  
S 00°26'04" E 2648.80'

N 00°26'04" W  
32.47'

**POINT OF BEGINNING**

**LOT B**  
RECORDED  
EXEMPTION NO.  
1207-22-3 RE3126  
RECEPTION NO. 2891019

**ROW PARCEL**  
115 S.F. (0.0026 AC)±

S 88°50'56" W  
7.09'

**PARCEL A**  
RECORDED  
EXEMPTION NO.  
1207-22-3-RE-27  
RECEPTION NO. 1607803

**SOUTHWEST CORNER OF SECTION 22, T3N, R68W**  
FOUND NO. 6 REBAR  
W/2.5" ALUMINUM CAP  
STAMPED "PLS 38065, 2014"  
IN RANGE BOX

**NOTE:**

- DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

Dwg. Name: P:\Emlimeco01\dwg\Surv\Final Drawings\Plot of Easement\EML.MECO01.02-SL-ROW1.dwg Updated By: B.Pfohl 12/31/2021 1:07 PM



7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com  
Civil Engineering | Surveying & Geospatial Services | GIS  
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MEAD PLACE, AMENDMENT NO. 1		SHEET	
COUNTY OF WELD, STATE OF COLORADO		2 OF 2	
EXHIBIT A			
PROJ. MGR.:	BJP		
DRAWN BY:	LHG		
DATE:	12/03/21		
SCALE:	1" = 20'	EML.MECO01.02	