140

3760140 04/04/2011 02:32P Weld County, CO
1 of 4 R 26.00 D 0.00 Steve Moreno Clerk & Recorder

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

David M. Packard, Esq.
PACKARD AND DIERKING, LLC
2595 Canyon Blvd., Suite 200
Boulder, Colorado 80302

(Above space for Recorder's use only)

QUIT CLAIM DEED
(Lot 7)

THIS DEED, made this 23rd day of March, 2011, between **RONALD E AND ALIDRA M WALKER,** Grantor, whose legal address is 2055 Hwy 50 Penrose Colorado 81240, and the **TOWN OF FIRESTONE**, a municipal corporation organized and existing under and by virtue of the laws of the State of Colorado, whose legal address is 151 Grant Avenue, Firestone, Colorado 80520, hereinafter referred to as Grantee.

WITNESSETH, That Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, has remised, released, sold, conveyed and QUITCLAIMED, and by these presents does remise, release, sell, convey and QUITCLAIM unto Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand, including mineral interests, which Grantor may have in and to the real property, together with improvements, if any, situate, lying and being in Weld County, Colorado, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference.

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

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

GRANTOR:

BY: _____

By: _____

{00039408.DOC:1}Pursuant to § 39-13-102(2)(a), C.R.S., no documentary fee is required to record this deed

STATE OF COLORADO)

COUNTY OF Fremont)

The foregoing instrument was acknowledged before me this 23 day of March, 2011, by Ronald E Walker, Grantor.

Witness my hand and official seal.

STEPHEN E. ROSSI NOTARY PUBLIC STATE OF COLORADO

Stephen E. Rossi
Notary Public
My commission expires: 4/25/2011

STATE OF COLORADO)

COUNTY OF Fremont)

The foregoing instrument was acknowledged before me this 23 day of March, 2011, by Alidra M. Walker, Grantor.

Witness my hand and official seal.

STEPHEN E. ROSSI NOTARY PUBLIC STATE OF COLORADO

Stephen E. Rossi
Notary Public
My commission expires: 4/25/2011

EXHIBIT A

To Quit Claim Deed
LEGAL DESCRIPTION
(Page 1 of 2)

ALL OF THE WEST 1.50 FEET OF LOT 7 AS DELINEATED BY THE FINAL PLAT OF FIRESTONE CROSSING FILING NO. 1,(RECEPTION NO. 3488651) AND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

SAID PARCEL OF LAND CONTAINS 459 SQUARE FEET (0.0105 ACRES), MORE OR LESS.

PREPARED BY WAYNE W. HARRIS, P.E., P.L.S.
FOR AND BEHALF OF MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
FEBRUARY 23, 2011
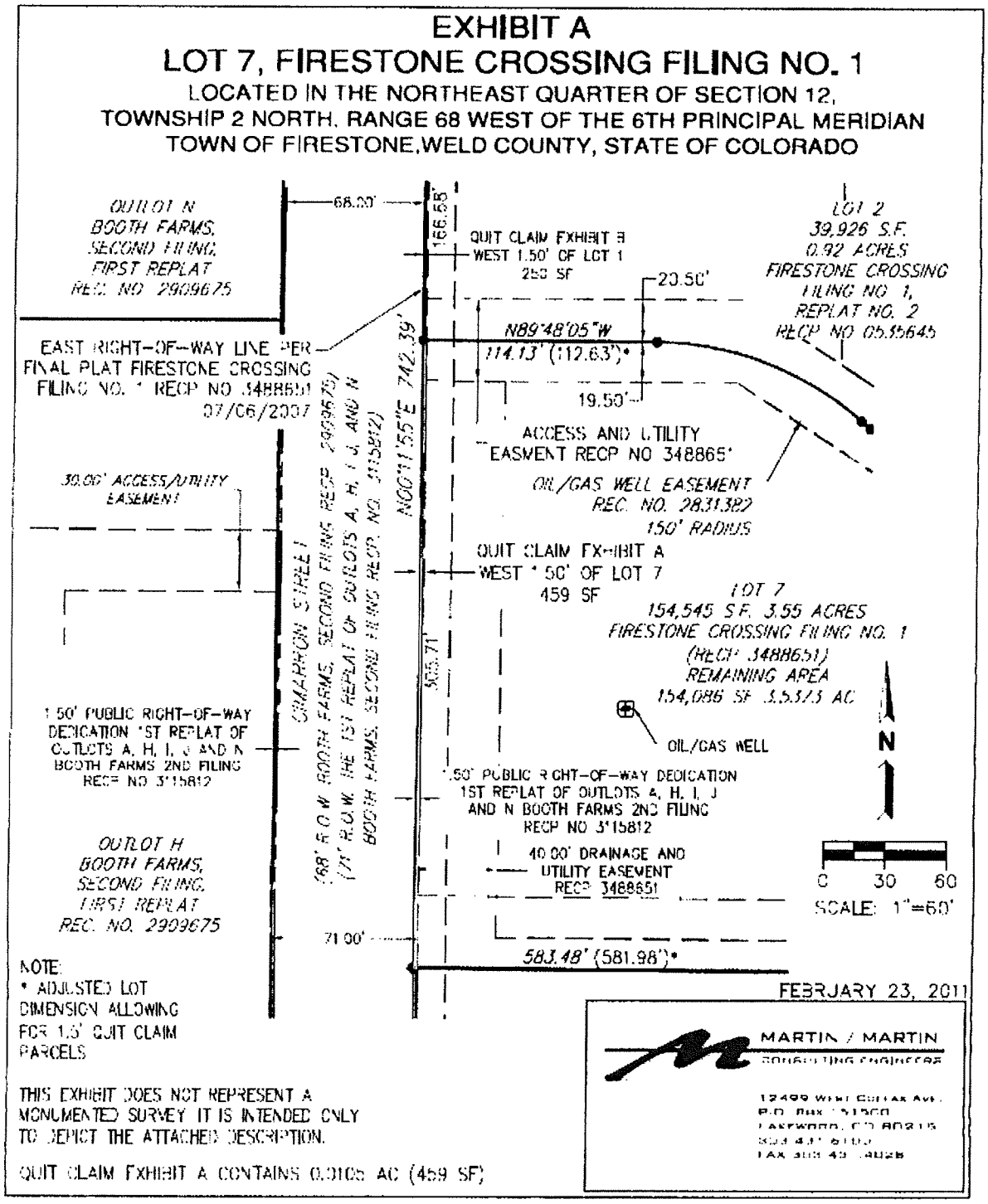
EXHIBIT A
To Quit Claim Deed
LEGAL DESCRIPTION
(Page 2 of 2)