

CORRECTION GENERAL WARRANTY DEED
(Statutory Form, C.R.S. § 38-30-113)

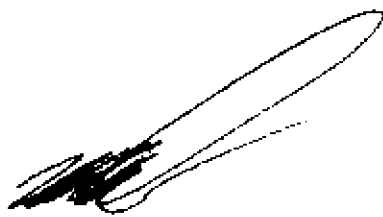
Grantor, **Richard Saylor**, whose legal address is 5565 EAKES, of the County of N. 7.
BROADACRE and State of N. 7., for the consideration of Three Hundred Forty-
Seven Thousand, Five Hundred dollars and 00/100 dollars (347,500.00), in hand paid, hereby
sells and conveys to Grantee, the **County of Boulder**, a body corporate and politic, whose legal
address is P.O. Box 471, Boulder, Colorado 80306, of the County of Boulder, State of Colorado,
the following real property in the County of Boulder and State of Colorado, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY THIS
REFERENCE FOR LEGAL DESCRIPTION OF THE PROPERTY,

Also known by street and number as: 15626 North 83rd Street, Longmont, Colorado 80503,

with all its appurtenances and warrants the title to the same, subject only to those exceptions set
forth in Exhibit B and the terms set forth in the Restrictive Covenant Running with the Land,
Exhibit C, which exhibits are attached hereto and made a part hereof by this reference.

Signed this 16 day of June 2017.



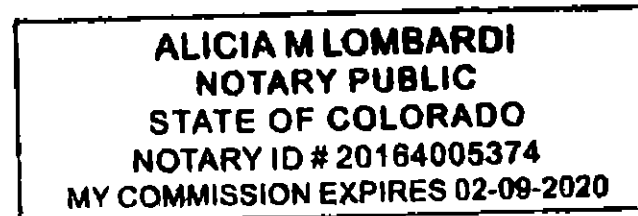
Richard Saylor

STATE OF Colorado)
) ss.
COUNTY OF Boulder)

Subscribed and sworn to before me this 16 day of June 2017, by
Richard Saylor.

Witness my hand and official seal.

(S E A L)



Alicia M Lombardi
Notary Public

My Commission expires: 02-09-2020

*** This Correction General Warranty Deed is being recorded to re-state and correct the
exceptions and reservations in that General Warranty Deed recorded in the office of the Boulder
County Clerk and Recorder on April 4, 2016, at Reception Number 03509747.***

EXHIBIT A

A PORTION OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, THE TRUE POINT OF BEGINNING; THENCE, SOUTH ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE, WEST ALONG THE SOUTH LINE AND SOUTH LINE EXTENDED OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 TO A POINT ON THE CENTERLINE OF BOULDER COUNTY ROAD NO. 23; THENCE, NORTHERLY ALONG SAID CENTERLINE OF BOULDER COUNTY ROAD NO. 23 TO A POINT ON THE NORTH LINE, (OR WESTERLY EXTENSION THEREOF), ON THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE, EAST ALONG SAID NORTH LINE OR WESTERLY EXTENSION THEREOF, TO THE TRUE POINT OF BEGINNING, EXCEPT THAT PORTION LYING WITH BOULDER COUNTY ROAD NO. 23 AND EXCEPT THAT PORTION CONVEYED IN DEED RECORDED OCTOBER 31, 1968 UNDER RECEPTION NO. 895458.

COUNTY OF BOULDER, STATE OF COLORADO.



EXHIBIT B

- 1) ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
- 2) EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- 3) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
- 4) WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- 5) 2016 TAXES AND ASSESSMENTS NOT YET DUE OR PAYABLE.
- 6) THE EFFECT OF AGREEMENT REGARDING FORMATION OF WATER DISTRICT, RECORDED JANUARY 03, 1992, UNDER RECEPTION NO. 1152235.
- 7) THE EFFECT OF EXEMPTION FROM BOULDER COUNTY SUBDIVISION FORM, RECORDED AUGUST 22, 2007, UNDER RECEPTION NO. 2877978.
- 8) TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION 2007-53 RECORDED AUGUST 22, 2007 AT RECEPTION NO. 2877979.
- 9) THE EFFECT OF NORTHERN COLORADO WATER CONSERVANCY DISTRICT, RECORDED SEPTEMBER 30, 2010, UNDER RECEPTION NO. 03102102.

EXHIBIT C

RESTRICTIVE COVENANT RUNNING WITH LAND

THIS RESTRICTIVE COVENANT RUNNING WITH LAND is entered into by and between Richard Saylor (“Seller”), and the **County of Boulder**, a body corporate and politic (“County”).

RECITALS

WHEREAS, pursuant to that certain warranty deed dated 16 June, 2017, to which this Exhibit C is attached, and recorded in the real property records of Boulder County, Colorado (the “Deed”), the Seller conveyed to the County that certain real property described on Exhibit 1 attached hereto and incorporated herein by reference (the “Property”);

WHEREAS, the Property is being used by the County as mitigation for loss of wetlands due to the County’s re-construction of a bridge over the Little Thompson River at 83rd Street and the County agrees to protect the wetlands on the Property as set forth below; and

WHEREAS, Seller and County each desire to restrict the future use of the Property consistent with its use as wetland mitigation.

AGREEMENT

NOW, THEREFORE, in consideration of the recitals, promises, covenants, and undertakings described above and hereinafter set forth, Seller and the County agree as follows:

1. The following restrictions apply within the Wetland Mitigation Area, as set forth on Exhibit 2, attached hereto:

- (a) General. There shall be no filling, excavating, mining or drilling; no removal of natural materials; no dumping of materials; no changing the grade or elevation; and no alteration of the topography in any manner except as shall be necessary to establish and maintain the Wetland Mitigation Area on Exhibit 2.
- (b) Waters and Wetlands. In addition to the general requirements above, there shall be no draining, dredging, damming or impounding; impairing the flow or circulation of waters; reducing the reach of waters; and no other discharge or activity requiring a permit under applicable clean water or water pollution control laws and regulations, as amended.
- (c) Vegetation. There shall be no clearing, burning, cutting, destroying, removal, or planting of trees, vegetation, or wood, except as specified in the wetland mitigation plan or in subsequent management recommendations.
- (d) Uses. No agricultural, industrial, or commercial activity shall be allowed. This includes grazing. There shall be no building of roads or paths for vehicular, bicycle, pedestrian, or equestrian use. There shall be no operation of all-terrain vehicles or any

other type of motorized vehicle. Fences or signs may be installed to restrict use of the area.

(e) Utilities and Maintenance. There shall be no construction or placement of new utilities above ground or involving surface disturbance within the wetland mitigation area. Any non-emergency maintenance of existing utilities or the bridge that would impact the wetland mitigation area must be approved by the US Army Corps of Engineers. All areas on top of buried riprap are excluded from the wetland mitigation area.

(f) Other Prohibitions. Any other use of, or activity on, the wetland mitigation area that is, or may become inconsistent with, the goals of the wetland mitigation plan or protection of the wetland mitigation is prohibited.

(g) This Restrictive Covenant Running With Land may be changed, modified or revoked only upon written approval of the District Engineer of the Omaha District of the U.S. Army Corps of Engineers. To be effective, such approval must be witnessed, authenticated, and recorded pursuant to the law of the State of Colorado.

The restrictions contained herein shall run with and burden the Property, shall bind all future owners of the Property, and shall be enforceable by Seller against the County and any successor in interest.

[Signature Page to Follow]

DATED this 16 day of June 2017.

Seller:



Richard Saylor

STATE OF Colorado)
) ss.
COUNTY OF Boulder)

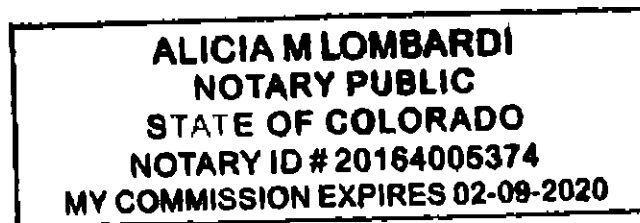
The foregoing instrument was acknowledged before me this 16 day of June 2017, by Richard Saylor.

Witness my hand and official seal.

(S E A L)

Alicia M Lombardi
Notary Public

My commission expires: 02-09-2020



COUNTY OF BOULDER, a body
corporate and politic

By: Greg Jackson
Greg Jackson, CDBG-DR Buyout Project
Manager

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 16 day of June 2017, by Greg Jackson, CDBG-DR Buyout Project Manager, on behalf of Boulder County.

Witness my hand and official seal.

(S E A L)

Alicia M Lombardi
Notary Public

My commission expires: 02-09-2020

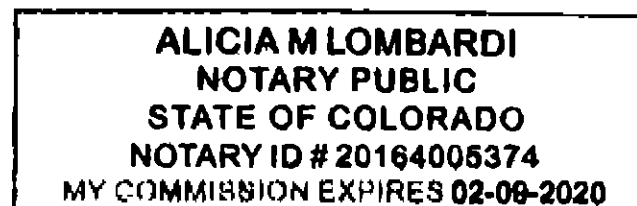


EXHIBIT 1

A PORTION OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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COUNTY OF BOULDER, STATE OF COLORADO.



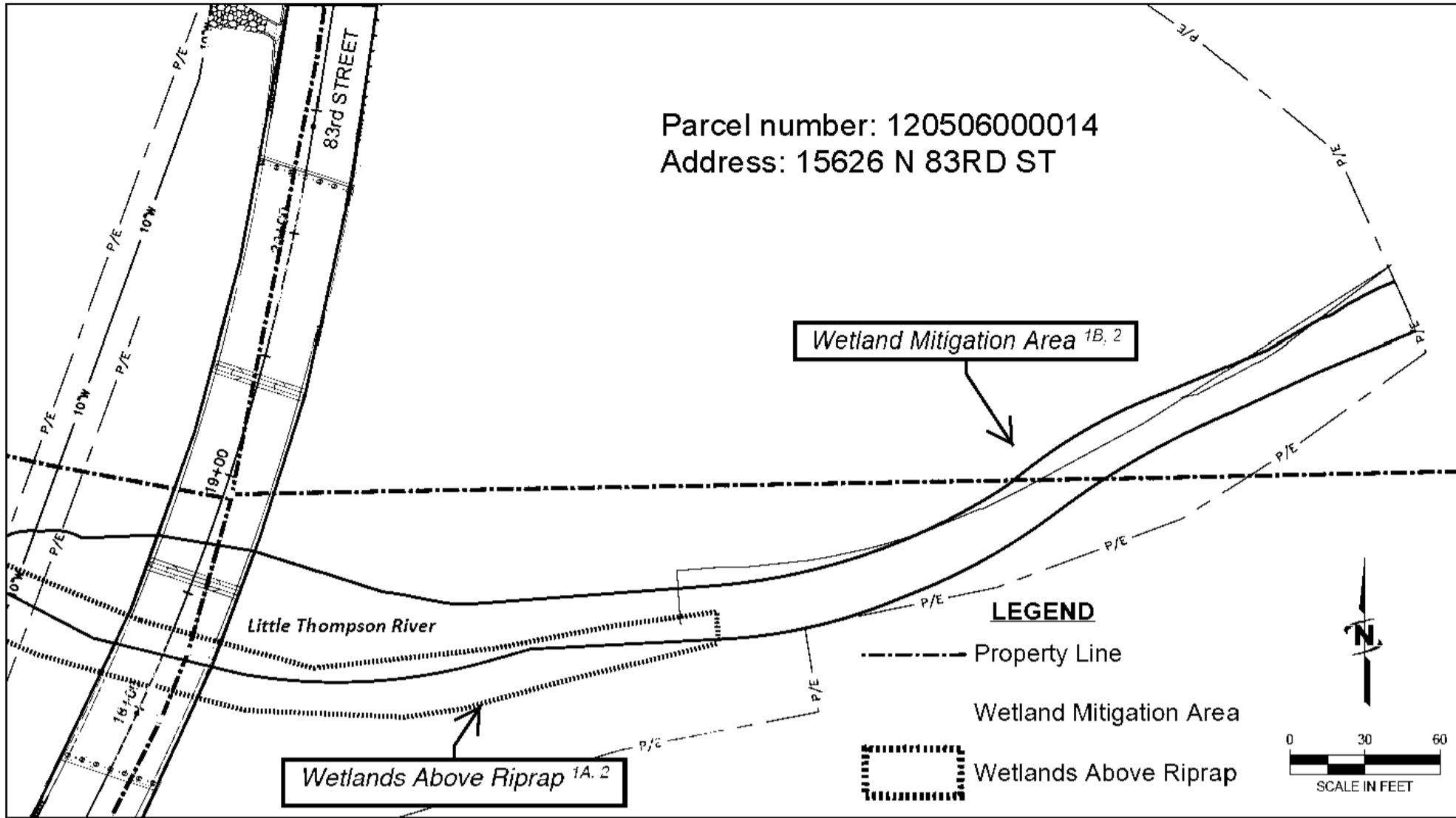
EXHIBIT 2

Map of Wetland Mitigation Area

A handwritten signature or mark, possibly initials, located in the bottom left corner of the page.

Exhibit 2. Wetland Mitigation Area

Saylor



Notes:

- 1) The wetland mitigation area shown in this exhibit;
 - A) Excludes open water and wetlands above buried riprap because the USACE considers these areas to be permanently impacted, and
 - B) Includes all other areas where open water or wetlands may become established which slightly exceeds the USACE required mitigation area.
- 2) All wetland areas must be maintained per the "North 83rd Street over the Little Thompson Compensatory Mitigation Plan," (signed 5/9/16).