

**GENERAL WARRANTY DEED**

(Statutory Form, C.R.S. § 38-30-113)

Grantors, Ron Lamb and Ramona Clark, whose legal address is 3715 Shoshone St, of the County of Denver and State of Colorado, for the consideration of Two Hundred Ninety-Two Thousand, Five Hundred and no/100 dollars (\$\$292,500), 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:

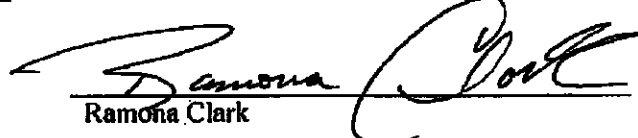
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE FOR LEGAL DESCRIPTION OF THE PROPERTY,

Also known by street and number as: 43 Crisman Road, Boulder, Colorado 80302,

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 25<sup>th</sup> day of May 2017.

  
\_\_\_\_\_  
Ron Lamb

  
\_\_\_\_\_  
Ramona Clark

STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF BOULDER )

Subscribed and sworn to before me this 25<sup>th</sup> day of May 2017, by Ron Lamb and Ramona Clark.

Witness my hand and official seal.

(S E A L)

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

My Commission expires: 6-11-17

**ANITA R. VILLARS**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
NOTARY ID 20094015724  
My Commission Expires June 11, 2017

## **EXHIBIT C**

### **RESTRICTIVE COVENANT RUNNING WITH LAND**

**THIS RESTRICTIVE COVENANT RUNNING WITH LAND** is entered into by and between Ron Lamb and Ramona Clark ("Sellers"), and the County of Boulder, a body corporate and politic ("County").

#### **RECITALS**

Pursuant to that certain warranty deed dated May 25, 2017, to which this Exhibit C is attached, and recorded in the real property records of Boulder County, Colorado (the "Deed"), the Sellers conveyed to the County that certain real property described on Exhibit 1 attached hereto and incorporated herein by reference (the "Property");

The County received assistance towards the purchase of the Property from a United States Department of Housing and Urban Development Community Development Block Grant for Disaster Recovery, which funds were allocated to the State of Colorado, which, in turn, granted funds to the County as part of a flood buyout program ("Buyout Program");

Conditions of the Buyout Program, pursuant to 78 Fed. Reg. 14,329 (March 5, 2013), require that real property purchased with Buyout Program proceeds must be used as open space, recreational, or wetland management purposes in perpetuity ("Program Requirements"); and

Sellers and County each desire to restrict the future use of the Property in accordance with the Program Requirements.

#### **AGREEMENT**

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

1. The use of the Property shall be limited to uses that are compatible with the Program Requirements.
2. No new structures or improvements may be erected on the Property other than:  
(a) a public facility that is open on all sides and is functionally related to a designated open space or recreational use; (b) a public rest room; (c) flood control measures; or (d) a structure that the local floodplain manager approves in writing before the commencement of construction of the structure.

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

DATED this 25 day of May 2017.

Seller:

Ron Lamb  
Ron Lamb

Seller:

Ramona Clark  
Ramona Clark

STATE OF COLORADO )  
 ) ss.  
COUNTY OF BOULDER )

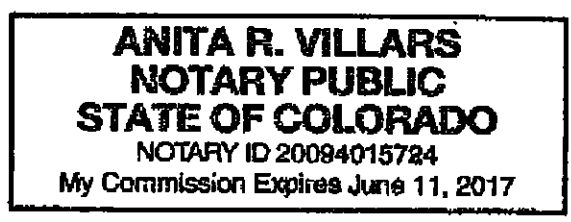
The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of May 2017, by Ron Lamb and Ramona Clark.

Witness my hand and official seal.

(S E A L)

Anita R. Villars  
Notary Public

My commission expires: 6.11.17



COUNTY OF BOULDER, a body corporate and politic

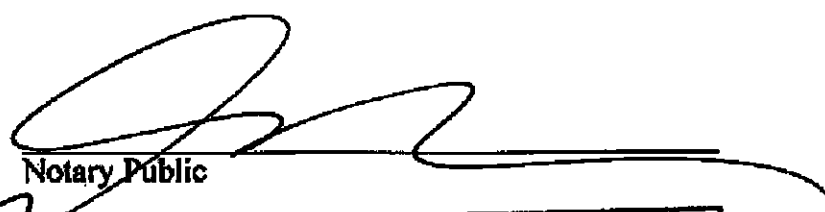
By:   
Conrad Lattes, Assistant County Attorney

STATE OF COLORADO )  
  ) ss.  
COUNTY OF BOULDER )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of May 2017, by Conrad Lattes, Assistant County Attorney, on behalf of Boulder County.

Witness my hand and official seal.

(S E A L)

  
Notary Public

My commission expires: 6-11-17

**ANITA R. VILLARS**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
NOTARY ID 20084015724  
My Commission Expires June 11, 2017

**EXHIBIT A**

**ALL THAT PORTION OF THE MCKNIGHT PLACER MINING CLAIM, SURVEY NO. 203, LYING WITHIN SECTION 20, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT DESIGNATED AS CORNER NO. 3, THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID PLACER, 244.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 47° 13' WEST, 140.10 FEET; THENCE NORTHWESTERLY PARALLEL TO LINE 3-4 OF SAID PLACER, A DISTANCE OF 20.00; THENCE SOUTH 47° 13' WEST, 10.00 FEET; THENCE SOUTHEASTERLY PARALLEL TO LINE 3-4 OF SAID PLACER, A DISTANCE OF 146.10 FEET; THENCE NORTH 44° 43' 10" EAST 150.00 FEET TO THE NORTH LINE OF SAID PLACER; THENCE NORTHWESTERLY 119.60 FEET ALONG THE NORTHERLY LINE OF SAID PLACER TO THE TRUE POINT OF BEGINNING.**

**EXCEPTING THEREFROM THOSE PARCELS OF LAND DESCRIBED IN DEED RECORDED JANUARY 10, 1922 IN BOOK 386 AT PAGE 533, RECORDS OF BOULDER COUNTY**

**ALSO EXCEPTING THOSE PARCELS OF LAND DESCRIBED AND RECORDED JANUARY 20, 1913 IN BOOK 325 AT PAGE 494 AND RECORDED JUNE 26, 1933 IN BOOK 594 AT PAGE 434, RECORDS OF BOULDER COUNTY**

**ALL IN THE 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. TERMS, CONDITIONS AND PROVISIONS OF EASEMENTS RECORDED SEPTEMBER 28, 1995 AT RECEPTION NO. 1551061 AND OCTOBER 2, 1995 UNDER RECEPTION NO. 1552071.
6. RIGHT OF WAY FOR FOURMILE CREEK AND CRISMAN ROAD AS SHOWN ON ASSESSOR'S PARCEL MAP STORED AT OUR ESI 28776861.

**Exhibit 1**

**ALL THAT PORTION OF THE MCKNIGHT PLACER MINING CLAIM, SURVEY NO. 203, LYING WITHIN SECTION 20, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:**

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