

GENERAL WARRANTY DEED

(Statutory Form, C.R.S. § 38-30-113)

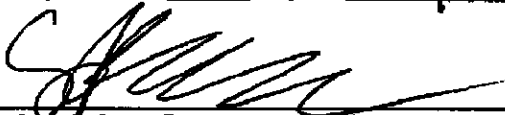
Grantors, Sarah Jane Romano-Morrison and Stuart J. Morrison, whose legal address is 203 FRONTIER LAKE, of the County of BOULDER and State of COLORADO, for the consideration of Three Hundred Fifteen Thousand, Five Hundred Nineteen dollars and 17/100. (\$315,519.17), in hand paid, hereby sells and conveys 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: 5008 Fourmile Canyon Drive, 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 12TH day of AUGUST 2016.



Sarah Jane Romano-Morrison

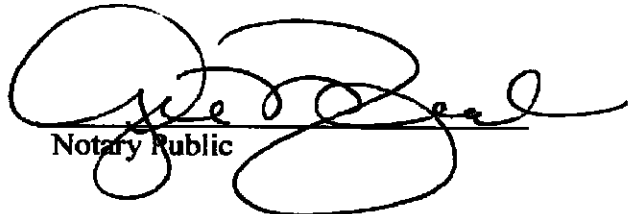
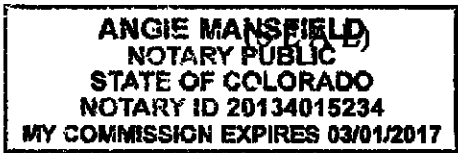


Stuart J. Morrison

STATE OF COLORADO)
)ss.
COUNTY OF BOULDER)

Subscribed and sworn to before me this 12 day of August 2016, by Sarah Jane Romano-Morrison and Stuart J. Morrison.

Witness my hand and official seal.


Notary Public

My Commission expires: 3/1/17

EXHIBIT A

THAT PART OF MEYRING PLACER MINING CLAIM (U.S. SURVEY NO. 270), SUGAR LOAF MINING DISTRICT, LOCATED IN SECTIONS 17 AND 18, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT CORNER NO. 1 OF SAID MEYRING PLACER MINING CLAIM; THENCE NORTH 45 DEGREES 15 MINUTES EAST, ALONG LINE 1-2 OF SAID MEYRING PLACER, 880 FEET; THENCE SOUTH 2 DEGREES 30 MINUTES EAST, 225.6 FEET, MORE OR LESS, TO A POINT ON LINE 3-4 OF SAID MEYRING PLACER; THENCE SOUTH 45 DEGREES 15 MINUTES WEST ALONG LINE 3-4 OF SAID MEYRING PLACER, 880 FEET TO CORNER NO. 4 OF SAID MEYRING PLACER; THENCE NORTH 2 DEGREES 30 MINUTES WEST ALONG LINE 4-1 OF SAID MEYRING PLACER, 225.6 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF LOCATED IN GENEVA ARBITRATION LODE MINING CLAIM (U.S. SURVEY NO. 391) AND ALSO EXCEPTING THAT PORTION DESCRIBED AS FOLLOWS: THAT PORTION OF THE MEYRING PLACER MINING CLAIM, U.S. SURVEY NO. 270, LOCATED IN SECTIONS 17 AND 18, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT CORNER NO. 1 OF THE MEYRING PLACER MINING CLAIM, U.S. SURVEY NO. 270, LOCATED IN SECTIONS 17 AND 18; THENCE NORTH 45 DEGREES 15 MINUTES EAST, 550.00 FEET ALONG LINE 1-2 OF SAID MEYRING PLACER; THENCE SOUTH 05 DEGREES 37 MINUTES 30 SECONDS WEST, 261.85 FEET TO A POINT ON LINE 3-4 OF SAID MEYRING PLACER; THENCE SOUTH 45 DEGREES 15 MINUTES WEST, 500.00 FEET TO CORNER NO. 4 OF SAID MEYRING PLACER; THENCE NORTH 02 DEGREES 30 MINUTES WEST, 225.60 FEET TO THE POINT OF BEGINNING, AS GRANTED TO MARK SCHUENEMAN BY DEED RECORDED FEBRUARY 16, 1977 AS RECEPTION NO. 211020, 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. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
 5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THE COMMITMENT.
 6. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
 7. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER.
 8. RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED APRIL 08 1878 IN BOOK 49 AT PAGE 399.
- NOTE: UPON ISSUANCE OF THE OWNERS POLICY ITEM NO. 8 OF SCHEDULE B SECTION 2 WILL BE INSURED OVER BY ENDORSEMENT NO. 103.1A-06.
9. TERMS, CONDITIONS, AND PROVISIONS CONTAINED IN AGREEMENT RECORDED JANUARY 31, 1992, UNDER RECEPTION NO. 1158276.

EXHIBIT C**RESTRICTIVE COVENANT RUNNING WITH LAND**

THIS RESTRICTIVE COVENANT RUNNING WITH LAND is entered into by and between Sarah Jane Romano-Morrison and Stuart J. Morrison ("Sellers"), and the **County of Boulder**, a body corporate and politic ("County").

RECITALS

Pursuant to that certain warranty deed dated August 12, 2016 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");

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

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

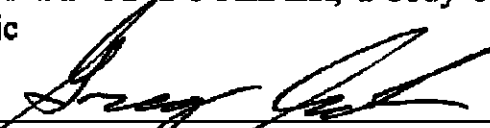
AGREEMENT

NOW, THEREFORE, in consideration of the recitals, promises, covenants, and undertakings described above and hereinafter set forth, Seller 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 Seller against the County and any

COUNTY OF BOULDER, a body corporate and politic

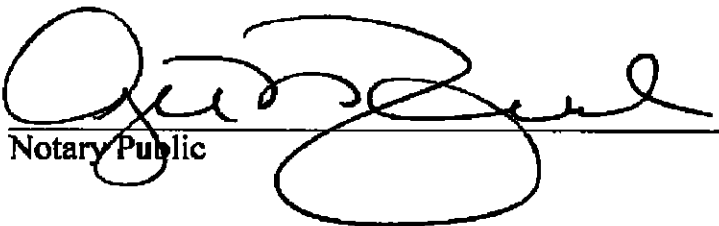
By: 
Greg Jackson, CDBG-DR Buyout Project Manager

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 12 day of August 2016, by Greg Jackson, on behalf of Boulder County.

Witness my hand and official seal.

**ANGIE MANSFIELD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134015234
MY COMMISSION EXPIRES 03/01/2017**


Notary Public

My commission expires: 3/1/17

Exhibit 1

THAT PART OF MEYRING PLACER MINING CLAIM (U.S. SURVEY NO. 270), SUGAR LOAF MINING DISTRICT, LOCATED IN SECTIONS 17 AND 18, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT CORNER NO. 1 OF SAID MEYRING PLACER MINING CLAIM; THENCE NORTH 45 DEGREES 15 MINUTES EAST, ALONG LINE 1-2 OF SAID MEYRING PLACER, 880 FEET; THENCE SOUTH 2 DEGREES 30 MINUTES EAST, 225.6 FEET, MORE OR LESS, TO A POINT ON LINE 3-4 OF SAID MEYRING PLACER; THENCE SOUTH 45 DEGREES 15 MINUTES WEST ALONG LINE 3-4 OF SAID MEYRING PLACER, 880 FEET TO CORNER NO. 4 OF SAID MEYRING PLACER; THENCE NORTH 2 DEGREES 30 MINUTES WEST ALONG LINE 4-1 OF SAID MEYRING PLACER, 225.6 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF LOCATED IN GENEVA ARBITRATION LODE MINING CLAIM (U.S. SURVEY NO. 391) AND ALSO EXCEPTING THAT PORTION DESCRIBED AS FOLLOWS: THAT PORTION OF THE MEYRING PLACER MINING CLAIM, U.S. SURVEY NO. 270, LOCATED IN SECTIONS 17 AND 18, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT CORNER NO. 1 OF THE MEYRING PLACER MINING CLAIM, U.S. SURVEY NO. 270, LOCATED IN SECTIONS 17 AND 18; THENCE NORTH 45 DEGREES 15 MINUTES EAST, 550.00 FEET ALONG LINE 1-2 OF SAID MEYRING PLACER; THENCE SOUTH 05 DEGREES 37 MINUTES 30 SECONDS WEST, 261.85 FEET TO A POINT ON LINE 3-4 OF SAID MEYRING PLACER; THENCE SOUTH 45 DEGREES 15 MINUTES WEST, 500.00 FEET TO CORNER NO. 4 OF SAID MEYRING PLACER; THENCE NORTH 02 DEGREES 30 MINUTES WEST, 225.60 FEET TO THE POINT OF BEGINNING, AS GRANTED TO MARK SCHUENEMAN BY DEED RECORDED FEBRUARY 16, 1977 AS RECEPTION NO. 211020, COUNTY OF BOULDER, STATE OF COLORADO.

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