

# CAPITOL FLATS

## Draft Deed

### **QUIT CLAIM DEED**

THIS DEED, dated \_\_\_\_\_, between the Town of Eagle, Colorado ("Grantor"), and Eagle Multi Family LLC, a Colorado limited liability company ("Grantee"), whose legal address is: PO Box 421, Gypsum, CO 81637.

WITNESSETH, that the Grantor, for and in consideration of the sum of Zero U.S. Dollars (U.S. \$00.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUIT CLAIMED, and by these presents does remise, release, sell and QUIT CLAIM unto the Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with all the improvements, if any, situate, lying and being in the County of Eagle and State of Colorado, described as follows:

See the legal description set forth in Exhibit A.

TO HAVE AND TO HOLD the same, together with all and singular hereditaments and appurtenances thereto belonging or in anywise thereunto appertaining and the reversions remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee, its successors and assigns forever.

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

#### **GRANTOR: Town of Eagle, Colorado**

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
STATE OF COLORADO      }  
                            } ss:  
COUNTY OF EAGLE      }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by \_\_\_\_\_, authorized representative of the Town of Eagle, Colorado.

Witness my hand and official seal. \_\_\_\_\_  
My commission expires: \_\_\_\_\_ Notary Public

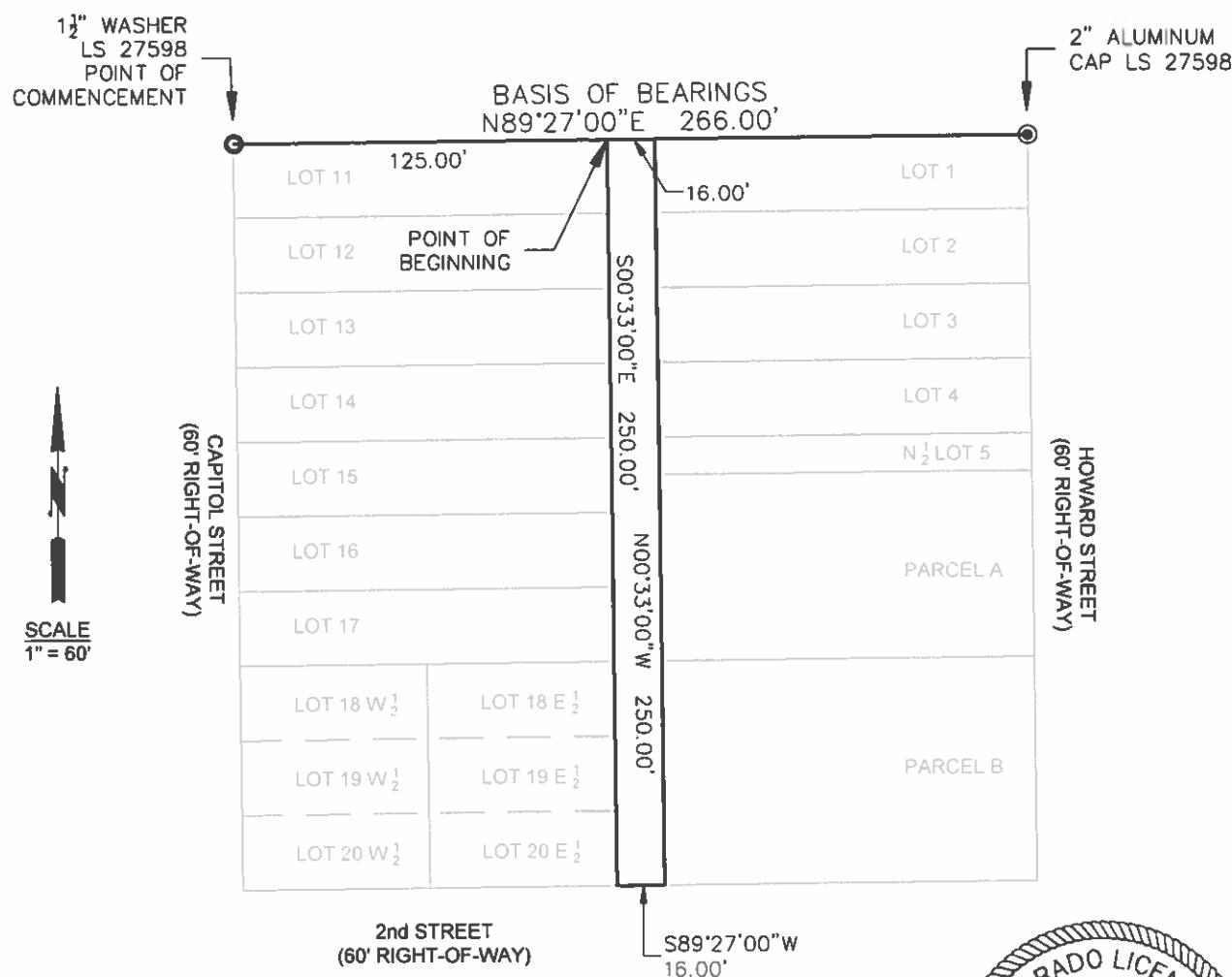
**EXHIBIT A**  
**SHEET 1 OF 1**

LEGAL DESCRIPTION

A parcel of land for the purposes of a 16-foot alley situated in Section 32, Township 4 South, Range 84 West of the 6th Principal Meridian, being more particularly described as follows:

Commencing at a point marking the northwest corner of Lot 11, Block 13, Town of Eagle according to the plat thereof monumented by a found 1½-inch diameter brass washer in a wall LS 27598, thence N 89°27'00" E a distance of 125.00 feet to the northeast corner of Lot 11, Block 13, Town of Eagle, the true point of beginning. Thence S 00°33'00" E a distance of 250.00 feet to the southeast corner of Lot 20, Block 13, Town of Eagle. Thence, N 89°27'00" E a distance of 16.00 feet to the southwest corner of Parcel B, Town of Eagle, A Resubdivision of the southerly one-half of Lot 5 and Lots 6 thru 10, Block 13 according to the plat thereof recorded October 2, 1997 in Book 739 at Page 307, Clerk and Recorder's Office, County of Eagle, State of Colorado. Thence N 00°33'00" W a distance of 250.00 to the northwest corner of Lot 1, Block 13, Town of Eagle. Thence S 89°27'00" W a distance of 16.00 feet to the northeast corner of Lot 11, Block 13, Town of Eagle, the true point of beginning; containing 0.092 acres more or less.

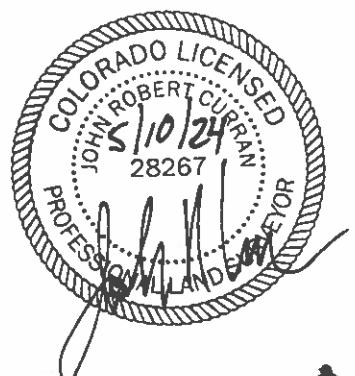
Bearings are based upon a point marking the northwest corner of Lot 11, Block 13, Town of Eagle monumented by a found 1½-inch diameter brass washer in wall LS 27598 and a point marking the northeast corner of Lot 1, Block 13, Town of Eagle monumented by a found 2-inch diameter aluminum cap on number 5 rebar LS 27598, as shown hereon and according to the plat thereof, the bearing being N 89°27'00"E a distance of 266.00 feet.



## CERTIFICATION

I, John R. Curran, a Professional Land Surveyor in the State of Colorado, do hereby certify that this Exhibit was prepared by me or under my direct supervision, responsibility and checking. I further certify this is not a monumented land survey, Land Survey Plat, Improvement Survey Plat, or an Improvement Location Certificate.

John R. Curran, PLS 28267



23095 - Alley Vacation

Exhibit.dwg

**MARCIN ENGINEERING LLC**

P.O. Box 1062  
AVON, CO 81620  
(970) 748-0274  
(970) 748-9021 FAX

NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.