

(EXEMPT FROM DOCUMENTARY FEE UNDER C.R.S. § 39-13-104(1)(a) – GRANTOR IS A POLITICAL SUBDIVISION OF THE STATE OF COLORADO.)

QUITCLAIM DEED

THIS DEED is dated April 4, 2019, and is made between Jefferson County School District R-1, a public school district and political subdivision of the State of Colorado, the "Grantor," and Montessori Peaks Academy, a corporation duly organized and existing under and by virtue of the laws of the State of Colorado, the "Grantee," whose legal address is 9904 W. Capri Ave., Littleton, CO 80123.

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS, (\$10.00), the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM 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 any improvements thereon, located in the County of Jefferson and State of Colorado, described as follows:

A PARCEL OF LAND BEING A PART OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. F1495221 OF THE JEFFERSON COUNTY RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSE OF THIS DESCRIPTION, THE BEARINGS ARE BASED ON THE NORTH LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. F1495221 OF THE JEFFERSON COUNTY RECORDS, BEARING SOUTH 89°41'13"EAST, 560.01 FEET. MONUMENTED BY A #4 REBAR WITH A RED PLASTIC CAP STAMPED "WSSI PLS 22088" AT EACH END.


COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTH 89°41'13"WEST, 221.44 FEET, ALONG THE NORTH LINE OF SAID PARCEL; THENCE SOUTH 00°18'47"WEST, 281.21 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 74°41'13"EAST, 111.33 FEET; THENCE SOUTH 15°18'47"WEST, 72.00 FEET; THENCE NORTH 74°41'13"WEST, 111.33 FEET; THENCE NORTH 15°18'47"EAST, 72.00 FEET, TO THE TRUE POINT OF BEGINNING.

also known by street address as: 9904 W. Capri Ave., Littleton, CO 80123
and assessor's schedule or parcel number:

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

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

Jefferson County School District No. R-1

By: 
Ron Mitchell, President

ATTEST:

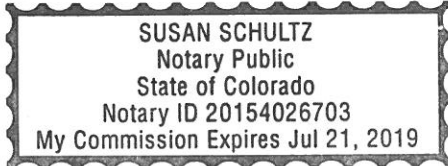
By: 
Amanda Stevens, Secretary

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me this 22 day of April, 2019, by Ron Mitchell, President, Board of Education, and Amanda Stevens, Secretary, Board of Education, Jefferson County School District No. R-1, a political subdivision and body corporate of the State of Colorado.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: Jul 21, 2019



Susan Schultz
Notary Public