

(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 Rocky Mountain Academy of Evergreen, a corporation duly organized and existing under and by virtue of the laws of the State of Colorado, the "Grantee," whose legal address is 2959 Royale Elk Way, Evergreen, CO 80439.

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 PORTION OF PARCEL B, EXEMPTION SURVEY NO. 04-113181EX, RECORDED JULY 6, 2005 UNDER RECEPTION NO. 2005044066, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER-NORTH 1/16 CORNER OF SAID SECTION 32 AND AT THE NORTHWEST CORNER OF PARCEL A, EXEMPTION SURVEY CASE NO. 04-113181EX; THENCE SOUTH 00 DEGREES 11 MINUTES 40 SECONDS WEST, AND ALONG THE WESTERLY LINE OF SAID PARCEL A, AND ALONG THE EASTERLY LINE OF THE JEFFERSON COUNTY OPEN SPACE PARK, ELK MEADOW, A DISTANCE OF 517.00 FEET TO A POINT; THENCE NORTH 87 DEGREES 08 MINUTES 43 SECONDS EAST AND ALONG THE SOUTHERLY LINE OF SAID PARCEL A, A DISTANCE OF 243.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 08 MINUTES 43 SECONDS EAST AND CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 480.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 22 MINUTES 05 SECONDS EAST AND ALONG THE WESTERLY LINE OF EVERGREEN CARE CENTER FILING NO. 1, A DISTANCE OF 242.86 FEET TO THE NORTHWEST CORNER OF EVERGREENCOMMONS; THENCE ALONG THE WESTERLY LINE OF SAID EVERGREEN COMMONS THE FOLLOWING (2) COURSES: THENCE SOUTH 00 DEGREES 12 MINUTES 57 SECONDS EAST, A DISTANCE OF 238.35 FEET TO A POINT; THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST, A DISTANCE OF 117.13 FEET TO THE NORTHWEST CORNER OF MEADOW VIEW CONDOMINIUM; THENCE SOUTH 00 DEGREES 22 MINUTES 04 SECONDS EAST AND ALONG THE WESTERLY LINE OF SAID CONDOMINIUM, A DISTANCE OF 35.18 FEET TO A POINT; THENCE SOUTH 89 DEGREES 37 MINUTES 56 SECONDS WEST, A DISTANCE OF 191.13 FEET TO A POINT; THENCE NORTH 50 DEGREES 24 MINUTES 51 SECONDS WEST, A DISTANCE OF 123.93 FEET TO A POINT; THENCE NORTH 00 DEGREES 22 MINUTES 04 SECONDS WEST, A DISTANCE OF 255.42 FEET TO A POINT; THENCE NORTH 45 DEGREES 21 MINUTES 09 SECONDS WEST, A DISTANCE OF 272.43 FEET TO A POINT; THENCE NORTH 00 DEGREES 22 MINUTES 04 SECONDS WEST, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

also known by street address as: 2959 Royale Elk Way, Evergreen, CO 80439
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: 

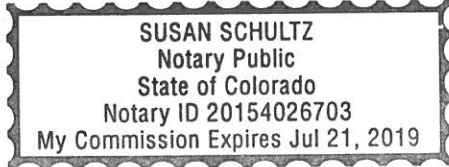
Amanda Stevens, Secretary

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