

(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 Two Roads Charter School, a corporation duly organized and existing under and by virtue of the laws of the State of Colorado, the "Grantee," whose legal address is 6980 Pierce Street, Arvada, CO 80003.

**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 AS DESCRIBED IN A DEED RECORDED AT RECEPTION NO. 1027551 IN THE JEFFERSON COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 15 AND THE NORTH CORNER OF LOT 14, PARK VIEW ESTATES, WHENCE THE SOUTH LINE OF SAID PARCEL BEARS N 89°44'27"W; THENCE N 89°44'27"W ALONG SAID SOUTH LINE A DISTANCE OF 112.00 FEET; THENCE DEPARTING SAID SOUTH LINE N 00°15'33"E A DISTANCE OF 168.00 FEET; THENCE S 89°44'27"E A DISTANCE OF 112.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 43, PARKVIEW ESTATES, RECORDED IN BOOK 109 AT PAGE 45 IN THE JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE ; THENCE S 00°15'33"W ALONG THE WESTERLY LINE OF LOTS 43, 42, AND TRACT A, SAID PARKVIEW ESTATES, A DISTANCE OF 168.00 FEET TO THE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO.

also known by street address as: 6980 Pierce Street, Arvada, CO 80003  
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:

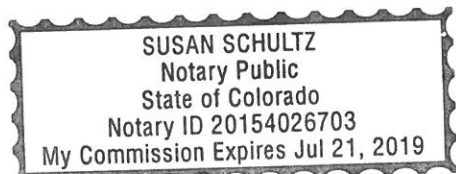
By:   
Amanda Stevens, Secretary

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