

Acknowledgment and Acceptance of Correction Deed

This Acknowledgment and Acceptance of Correction Deed is dated this 16th day of April, 2019, and is entered into and agreed by Arapahoe County, Colorado, a body corporate and politic, by and through its Board of County Commissioners, with an address of 5334 South Prince Street, Littleton, Colorado 80120.

Recitals

1. Through a warranty deed recorded on April 21, 2014 at Reception Number D4032052, John R. Beichle, Bent C. Beichle, and Kent Beichle, the Grantors, conveyed the real property described in such warranty deed to Arapahoe County.
2. Thereafter, a correction deed was recorded on June 10, 2014 at Reception Number D4049444 which correction deed “corrects, replaces, and supersedes” the above described Warranty Deed. A copy of said correction deed is attached hereto as Exhibit A and incorporated herein by this reference
3. The correction deed, recorded on June 10, 2014, was intended to correct, replace, and supercede the original deed in order to add a reservation to the Grantors of all oil, gas and other minerals associated with the property, together with the right to explore for and extract such oil, gas and other minerals subject to the limitation specified in the correction deed. This reservation was not included in the original warranty deed that had been recorded on April 21, 2014.
4. Arapahoe County, Colorado, by and through its Board of County Commissioners desires to acknowledge and accept the correction deed, including the reservation of oil, gas, and other minerals and the right to explore and extract same subject to the provisions and limitations stated in such correction deed.

NOW, THEREFORE, Arapahoe County, Colorado hereby acknowledges and accepts the correction deed, a copy of which is attached hereto as Exhibit A, recorded on June 10, 2014 at Reception Number D4049444.

IN WITNESS WHEREOF, this acknowledgment and acceptance of the correction deed shall be effective retroactively as of June 10, 2014.

**BOARD OF COUNTY COMMISSIONERS
FOR ARAPAHOE COUNTY, COLORADO**

By: _____
Jeff Baker, Chair

Exhibit A

WARRANTY DEED

NO DOCUMENTARY FEE
REQUIRED

THIS DEED, dated as of March 19, 2014, is between John R. Beichle, Brent C. Beichle and Kent Beichle of the County of Arapahoe and State of Colorado, grantor, and the County of Arapahoe, a political subdivision of the State of Colorado, whose address is 6924 S. Lima St., Centennial, CO 80112 of the County of Arapahoe and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by this deed presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Arapahoe and State of Colorado, described as follows:

SEE EXHIBITS "A" & "B" ATTACHED HERETO AND MADE A PART THEREOF

Reserving unto the grantor all oil, gas and other minerals owned by grantor, together with the right to explore for and extract the same; provided, however, that any such exploration and/or extraction shall not take place on the land hereby conveyed, and further that these activities shall in no way impair the subjacent and lateral support thereof.

This deed corrects, replaces, and supersedes a prior deed between the parties recorded April 21, 2014 at Reception No. D4032052, wherein the above reservation was omitted.

Assessor's schedule or parcel number: 2067-00-0-00-298 (part of)
Address: Vacant Land, Bennett, CO

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and 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, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. The grantor covenants, grants, bargains, and agrees to and with the grantee, its successors and assigns, that at the time of the sealing and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

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

John R. Beichle
John R. Beichle

Brent C. Beichle
Brent C. Beichle

Kent Beichle
Kent Beichle

STATE OF COLORADO

COUNTY OF Weld

The foregoing instrument was acknowledged before me this 5th day of June, 2014 by Brent C. Beichle

Witness to Notary Public
LINDA BURKHETT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014011617
MY COMMISSION EXPIRES APRIL 21, 2017

Linda Burkett
Notary Public

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

STATE OF COLORADO

COUNTY OF ARAPAHOE

The foregoing instrument was acknowledged before me this 10th day of June, 2014 by John R. Beichle and Kent Beichle.

Witness my hand and official seal.
My commission expires

Michele A Spencer

Notary Public

MICHELE A SPENCER
NOTARY PUBLIC
STATE OF COLORADO
MY COMM. EXP. 11/2/2014

April 24, 2013
S. Brick Center Road ROW-2A
Page 1 of 2
See Exhibit "B"

Unofficial Copy

EXHIBIT "A"
S. Brick Center Road - Project Number: C11-015
Right-of-Way (ROW 2A)
John R. Beichle and Brent C. Beichle and Kent Beichle Property

PARCEL DESCRIPTION

A Right-of-Way being a portion of that certain parcel of land described in Reception No. D2090869, Arapahoe County Records, (A.C.R.), lying within the Southeast Quarter (SE1/4) of Section 5, Township 5 South, Range 63 West of the Sixth Principal Meridian, Arapahoe County, Colorado, more particularly described as follows:

The easterly 30.00 feet of said SE1/4;

EXCEPTING THEREFROM

That part described in Quit-Claim Deed recorded May 29, 1922 at Reception No. 80552 in Book 162 at page 37, A.C.R.

EXCEPTING THEREFROM

That part described in Quitclaim Deed recorded August 8, 1978 at Reception No. 1761587 in Book 2826 at page 723, A.C.R.

EXCEPTING THEREFROM

That part described in Warranty Deed recorded November 29, 20076 at Reception No. B6168264, A.C.R.

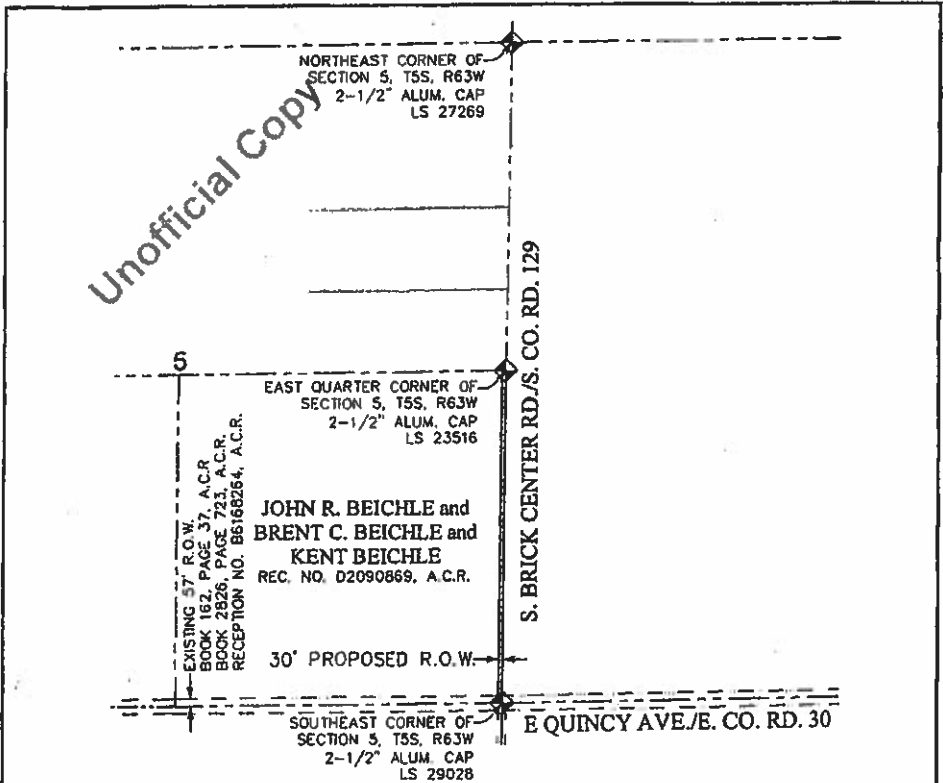
Containing 1.794 acres, or 78,161 square feet of land, more or less.

Subject to existing rights-of-way and easements.

For and on behalf of Arapahoe County
Patrick T. Hubert, PLS 38357
6924 S. Lima Street
Centennial, CO 80112



Unofficial Copy



LEGEND

- ◆ SECTION CORNER
- A.C.R. ARAPAHOE COUNTY RECORDS
- ALUM. ALUMINUM
- R.O.W. RIGHT-OF-WAY
- REC. NO. RECEPTION NUMBER
- SECTION LINE
- - - - - EXISTING RIGHT-OF-WAY LINE

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION

**ARAPAHOE COUNTY
MAPPING DEPARTMENT**
6924 South Lima Street
Centennial, Colorado 80112
720-874-6686



ARAPAHOE COUNTY
COLORADO'S FIRST

EXHIBIT "B"

S. BRICK CENTER ROAD ROW-2A
Project No. C11-015
John R. Beichle and Brent C. Beichle
and Kent Beichle Property
04-24-13
PAGE 2 OF 2
NOT TO SCALE

A USGS/ARAPAHOE COUNTY PROJECT UNDER CONTRACTUAL AGREEMENT

April 24, 2013
S. Brick Center Road ROW-2B
Page 1 of 2
See Exhibit "B"

Unofficial Copy

EXHIBIT "A"
S. Brick Center Road -Project Number: C11-015
Right-of-Way (ROW 2B)
John R. Bechle and Brent C. Bechle and Kent Bechle Property

PARCEL DESCRIPTION

Right-of-Way being a portion of that certain parcel of land described in Reception No. D2090869, Arapahoe County Records, (A.C.R.), lying within the Southeast Quarter (SE1/4) of Section 5, Township 5 South, Range 63 West of the Sixth Principal Meridian, Arapahoe County, Colorado, more particularly described as follows:

Commencing at the southeast corner of said Section 5;

THENCE North 05°36'16" West, a distance of 289.40 feet to the **POINT OF BEGINNING**;

THENCE North 68°22'33" West, a distance of 76.40 feet;

THENCE North 01°51'55" East, a distance of 555.27 feet;

THENCE North 00°47'53" East, a distance of 1790.65 feet to the northerly line of said Reception No. D2090869, A.C.R., being also the northerly line of said SE1/4;

THENCE along said northerly lines, North 89°24'34" East a distance of 42.33 feet to a line that is parallel with and 30 feet westerly of the easterly line of said section, being also the westerly right-of-way line of South Brick Center Road;

THENCE leaving said northerly lines, along said parallel line and said westerly right-of-way line, South 00°20'44" West, a distance of 2374.08 feet to the **POINT OF BEGINNING**.

Containing 2.867 acres, or 124,881 square feet of land, more or less.

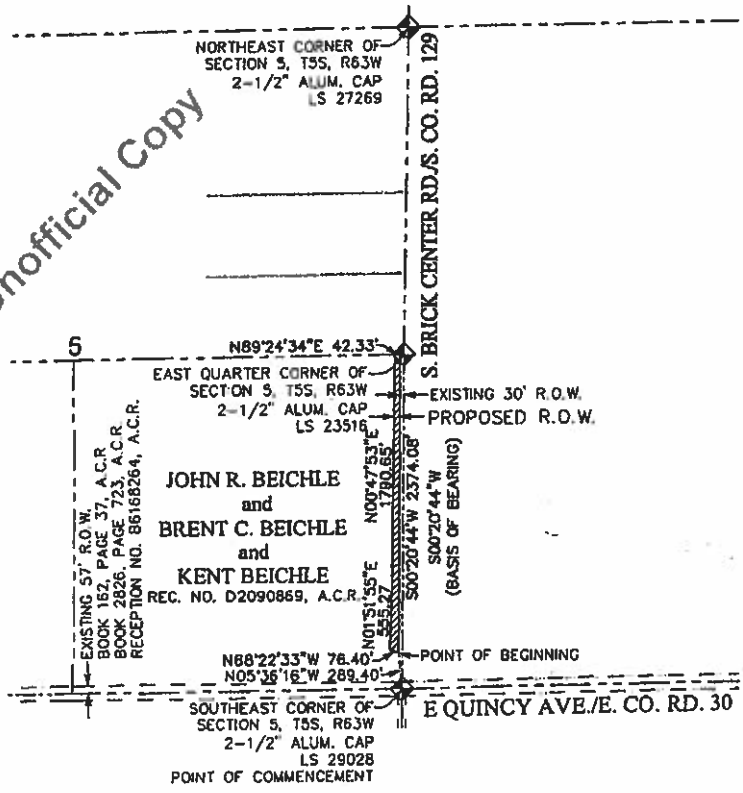
Subject to existing rights-of-way and easements.

BASIS OF BEARING: All bearings are based on the Easterly line of the Southeast Quarter of Section 5, Township 5 South, Range 63 West of the 6th Principal Meridian, being monumented on the south end by a 2 1/2" aluminum cap stamped "LS 29028" and at the north end by a 2 1/2" aluminum cap stamped "LS 23516", and said easterly line bears South 00°20'44" West.

For and on behalf of Arapahoe County
Patrick T. Hubert, PLS 38357
6924 S. Lima Street
Centennial, CO 80112



Unofficial Copy



LEGEND

- ◆ SECTION CORNER
- A.C.R. ARAPAHOE COUNTY RECORDS
- ALUM. ALUMINUM
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- REC. NO. RECEPTION NUMBER
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- - - TIE LINE

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ARAPAHOE COUNTY
COLORADO'S FIRST



EXHIBIT "B"

S. BRICK CENTER ROAD ROW-2B
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PAGE 2 OF 2
NOT TO SCALE

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