

WARRANTY DEED

THIS DEED, Made this _____ day of December, 2009, between **Arapahoe Highlands Lot 102 Community Association, Inc. a Colorado Nonprofit Corporation**, whose legal address is 1488 E Irwin Lane, Littleton, CO 80122 of the County of **Arapahoe** and State of **Colorado, Grantor**, and **Southeast Metro Stormwater Authority**, a political subdivision and a public corporation of the State of Colorado, whose legal address is 76 Inverness Drive East, Suite A, Englewood, CO 80112 of the _____ County of **Arapahoe** and State of **Colorado, Grantee**:

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar, the receipt and sufficiency of which is hereby acknowledged, and the agreement of the Grantee set forth below, hereby grants, bargains, sells and conveys, and confirms unto the Grantee and its successors and assigns forever, all the real property, together with any improvements, thereon, located in the County of **Arapahoe** and State of **Colorado** described as follows:

Tract A, Block 1, Arapahoe Highlands, Lot 102 Replat, a/k/a
Tract A of Arapahoe Highlands, Lot 102 according to the plat thereof recorded November 30, 1984 at Pages
49 and 50, Reception No. 2477060 in the office of the Clerk and Recorder of Arapahoe County, Colorado

Arapahoe County, Colorado

also known by street and number as: Vacant land
and assessor's schedule or parcel number: 2077-35-2-22-001

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claims and demands 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 and its successors and assigns forever.

The Grantor, for itself and its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, and its successors and assigns, that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and 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, except general taxes for the current year and subsequent years and subject to restrictions, reservations and covenants of record and except easements and rights of way of record, if any.

Grantee agrees to maintain the split rail fence in serviceable condition along the northerly and westerly sides of the premises for a period of not less than 20 years subject to the budgeting and appropriating sufficient funds to do so by the Board of Directors of Southeast Metro Stormwater Authority.

And the Grantor shall and will **WARRANT AND FOREVER DEFEND** the above described premises, in the quiet and peaceable possession of the Grantee and its successors and assigns, against all and every person or persons claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, The said Grantor has caused its corporate name to be hereunto subscribed by its President and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.

Attest:

Secretary

Arapahoe Highlands Lot 102 Community Association, Inc.

By _____
President

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this _____ day of December, 2009,
by _____ as President and
_____ as Secretary of Arapahoe Highlands Lot 102 Community Association,
Inc., a Colorado Nonprofit Corporation.

Witness my hand and official seal.
My commission expires:

Notary Public