

SOUTHEAST METRO STORMWATER AUTHORITY
Acting by and through
SEMSWA WATER ACTIVITY ENTERPRISE

RESOLUTION 15-05

Authorization to Accept a Special Warranty Deed from
Woodbury/Amsource Group LLC, a Utah limited liability company and a Special Warranty Deed
from Woodbury/Amsource Group LLC, a Utah limited liability company and Amsource Realty
Advisors, LLC, a Utah limited liability company

WHEREAS, SEMSWA has been organized to manage and maintain regional stormwater facilities within its boundaries; and

WHEREAS, Cottonwood Creek floodway is located on Tracts A and B, Centennial Corners Subdivision Filing No. 1, Arapahoe County, Colorado (Property) which are further depicted in Exhibit A; and

WHEREAS, the Property is owned by Woodbury/Amsource Group LLC (Tract A) and Woodbury/Amsource Group LLC and Amsource Realty Advisors, LLC (Tract B); and

WHEREAS, fee title to the Property would enable SEMSWA to maintain the existing tributary and stormwater facilities within Tracts A and B so that that they may function effectively and efficiently; and

WHEREAS, the SEMSWA Board has determined that it is in the best interest of the citizens living and working within SEMSWA's boundaries to accept these Special Warranty Deeds to the Property.

NOW, THEREFORE, BE IT RESOLVED THAT:

The Board authorizes the acceptance of the Warranty Deeds from Woodbury/Amsource Group LLC (Tract A, Centennial Corners Subdivision Filing No. 1, Arapahoe County, Colorado) and Woodbury/Amsource Group LLC and Amsource Realty Advisors, LLC (Tract B, Centennial Corners Subdivision Filing No. 1, Arapahoe County, Colorado) which are attached hereto as Exhibit B.

SOUTHEAST METRO STORMWATER AUTHORITY
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SEMSWA WATER ACTIVITY ENTERPRISE

Date: _____

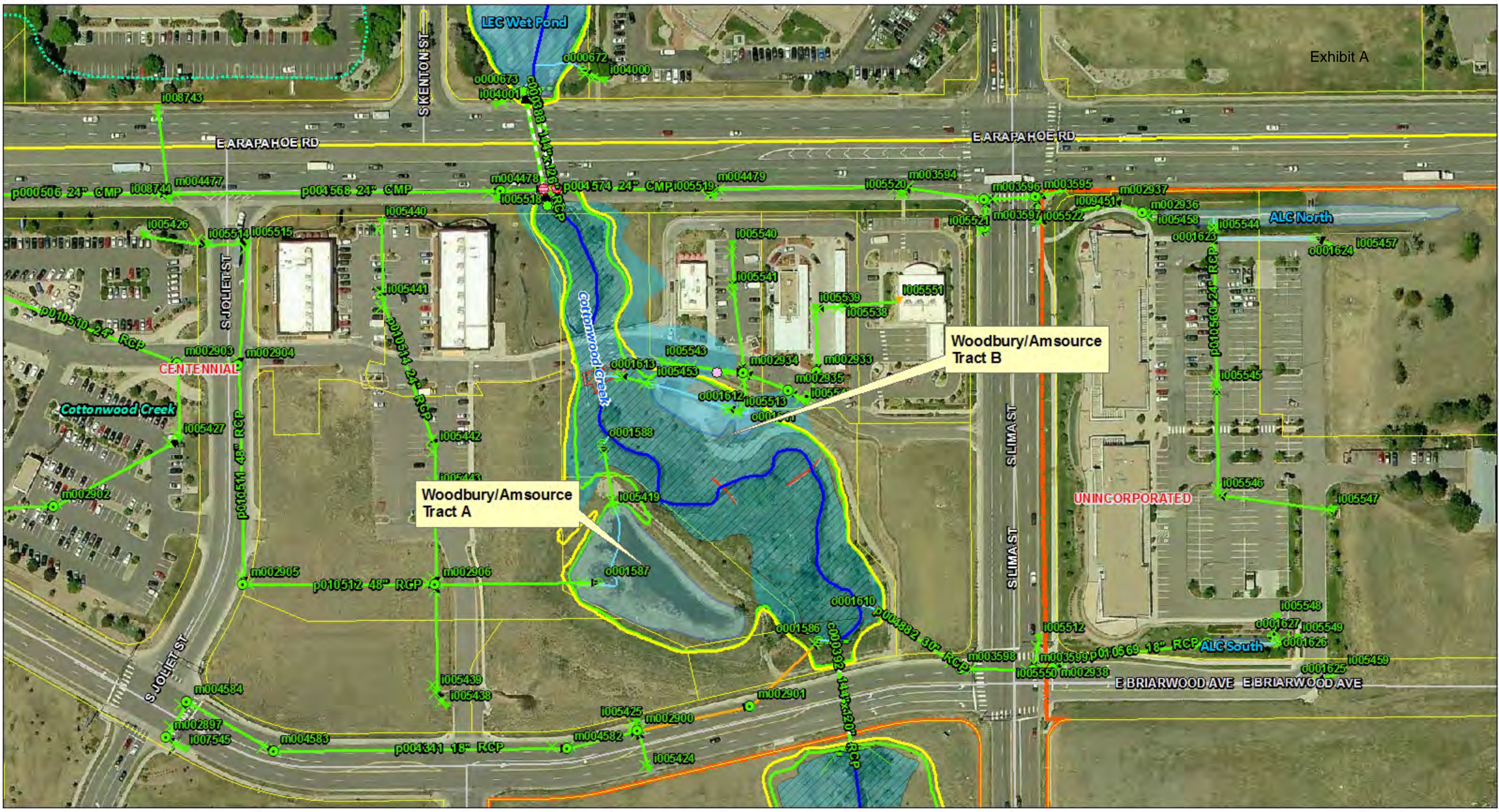
ATTEST:

Secretary

Chairperson

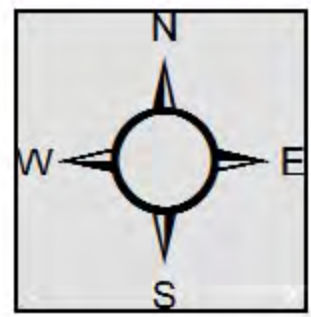
Attorney for
Southeast Metro Stormwater Authority

By _____
Edward J. Krisor



Centennial Corner Subdivision
Parcel Map
Centennial, Colorado

100 year floodplain



SPECIAL WARRANTY DEED

THIS DEED, made this 18th day of December, 2014, between WOODBURY/AMSOURCE GROUP L.L.C., a Utah limited liability company, Grantor, and the SOUTHEAST METRO STORMWATER AUTHORITY, a political subdivision and a public corporation of the State of Colorado, with a legal address of 7437 South Fairplay St., Centennial CO 80112, of the County of Arapahoe, State of Colorado, Grantee;

WITNESSETH, That Grantor, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto Grantee, and Grantee's successors and assigns forever, all the real property, together with all improvements, if any, situate, lying and being in the County of Arapahoe, State of Colorado, described as follows:

Tract A
Centennial Corner Subdivision Filing No. 1

also known by street and number as: vacant land
AIN: 2075-26-2-11-004

Grantor, hereby reserves unto itself for the benefit of any property owned by Grantor which is adjacent to and located within 1,000 yards of Tract A, Centennial Corner Subdivision Filing No. 1 an easement for the runoff, drainage, and retention of storm water. This easement shall run with the land and benefit all successors and assigns of Grantor.

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and 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, and Grantee's successors, and assigns forever. Grantor, for Grantor and Grantor's , successors and assigns, does covenant and agree that the Grantor shall and will WARRANT TITLE AND DEFEND the above described , *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantee and its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor.


IN WITNESS WHEREOF, the Grantor has caused its corporate name to be hereunto subscribed by its president, vice-president, or other head officer, and its corporate seal to be affixed, attested by its secretary or other appropriate officer, on the date set forth above.



WOODBURY/AMSOURCE GROUP, L.L.C.,
a Utah limited liability company

By: WOODBURY CORPORATION
a Utah corporation, Manager

By: 
O. Randall Woodbury, President

By: 
Jeffrey K. Woodbury, Vice President


STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 18th day of
December, 2014, by O. RANDALL WOODBURY and JEFFREY K. WOODBURY as
President and Vice President of WOODBURY CORPORATION, a Utah corporation, Manager
of WOODBURY/AMSOURCE GROUP L.L.C., a Utah limited liability company.

Witness my hand and official seal.

My commission expires: 2/21/2018.




Notary Public

SPECIAL WARRANTY DEED

THIS DEED, made this 28 day of January, 201⁵~~4~~, between WOODBURY/AMSOURCE GROUP L.L.C., a Utah limited liability company, BUYERS SYNDICATE L.C., a Utah limited liability company, and AMSOURCE REALITY ADVISORS, LLC, a Utah limited liability company, collectively Grantor, and the SOUTHEAST METRO STORMWATER AUTHORITY, a political subdivision and a public corporation of the State of Colorado, with a legal address of 7437 South Fairplay St., Centennial CO 80112, of the County of Arapahoe, State of Colorado, Grantee;

WITNESSETH, That Grantor, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto Grantee, and Grantee's successors and assigns forever, all the real property, together with all improvements, if any, situate, lying and being in the County of Arapahoe, State of Colorado, described as follows:

Tract B
Centennial Corner Subdivision Filing No. 1

also known by street and number as: vacant land
AIN: 2075-26-2-11-005

Grantor, hereby reserves unto itself for the benefit of any property owned by Grantor which is adjacent to and located within 1,000 yards of Tract B, Centennial Corner Subdivision Filing No. 1 an easement for the runoff, drainage, and retention of storm water. This easement shall run with the land and benefit all successors and assigns of Grantor.

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and 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.

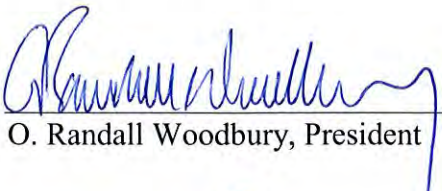
TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee, and Grantee's successors, and assigns forever. Grantor, for Grantor and Grantor's , successors and assigns, does covenant and agree that the Grantor shall and will WARRANT TITLE AND DEFEND the above described , *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantee and its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor.

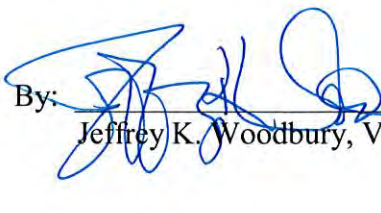
IN WITNESS WHEREOF, the Grantor has caused their corporate names to be hereunto subscribed by their president, vice-president, or other head officer, and its corporate seal to be affixed, attested by its secretary or other appropriate officer, on the date set forth above.



WOODBURY/AMSOURCE GROUP, L.L.C.,
a Utah limited liability company

By: WOODBURY CORPORATION
A Utah corporation, Manager

By: 
O. Randall Woodbury, President

By: 
Jeffrey K. Woodbury, Vice President

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 18th day of December, 2014, by O. RANDALL WOODBURY and JEFFREY K. WOODBURY as President and Vice President of WOODBURY CORPORATION, a Utah corporation, Manager of WOODBURY/AMSOURCE GROUP L.L.C., a Utah limited liability company.

Witness my hand and official seal.

My commission expires: 2/21/2018.




Notary Public

AMSOURCE REALTY ADVISORS, LLC,
a Utah limited liability company

By: [Signature]
Kevin B. Hawkins, Manager

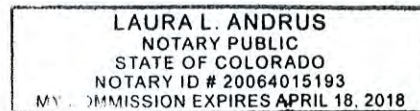
By: [Signature]
David R. Gaskill, Manager

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 28th day of
JANUARY, 2014, by KEVIN B. HAWKINS as Manager of AMSOURCE REALTY
ADVISORS, LLC, a Utah limited liability company.

Witness my hand and official seal.

My commission expires: APRIL 18, 2015



[Signature]
Notary Public

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 14th day of
JANUARY, 2014, by DAVID R. GASKILL as Manager of AMSOURCE REALTY
ADVISORS, LLC, a Utah limited liability company.

Witness my hand and official seal.


My commission expires: 7/8/17

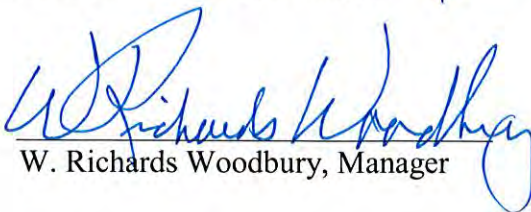


[Signature]
Notary Public

[Handwritten initials]

BUYERS SYNDICATE, L.C.,
a Utah limited liability company

By: 
Orin R. Woodbury, Manager

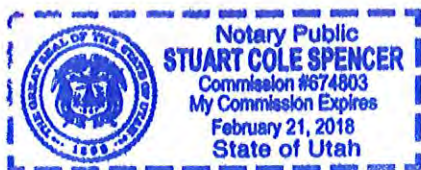
By: 
W. Richards Woodbury, Manager


STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 23 day of December, 2014, by ORIN R. WOODBURY and W. RICHARDS WOODBURY as Managers of BUYERS SYNDICATE, L.C., a Utah limited liability company.

Witness my hand and official seal.

My commission expires: February 21, 2018.




Notary Public