

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED**, dated \_\_\_\_\_, 2024 between the City of Thornton, a Colorado home rule municipality, Grantor, whose address is 9500 Civic Center Drive, Thornton, CO 80229, and Adams and Weld Counties School District 27-J, also known as Brighton School District 27J, a public school district and a separate government entity in the state of Colorado, Grantee, whose legal address is 18551 E. 160<sup>th</sup> Ave., Brighton, CO 80601.

**GRANTOR**, for the consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, hereby sells and conveys to Grantee, the real property that is described on **Exhibit A** attached hereto and made a part hereof (the “Property”), with all its appurtenances and Grantor warrants title to the same against all persons claiming under Grantor, except and excluding: (i) any interests in and to all oil, gas and any other hydrocarbons and other non-surface minerals owned and retained by Grantor’s predecessor in interest and (ii) interests (if any) for water provided by High Plains Water Users Association.

**SUBJECT** to all easements, rights-of-way, protective covenants and mineral reservations of record.

**TOGETHER WITH** all and singular the hereditaments, appurtenances and privileges thereunto belonging, or in anywise thereunto 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 Grantor, either in law or equity, of, in and to the above bargained premises, with hereditaments and appurtenances;

**TO HAVE AND TO HOLD** the said premises above bargained and described with the appurtenances, unto Grantee and Grantee’s heirs, successors and assigns forever. Grantor, for Grantor’s and Grantor’s heirs, successor and assigns, does covenant and agree that Grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee’s heirs, successors and assigns against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor.

**IN WITNESS WHEREOF**, Grantor has executed this deed on the day and year first above written.

**[SIGNATURE PAGE FOLLOWS]**

**CITY OF THORNTON**

By: \_\_\_\_\_  
Brett E. Henry, Interim City Manager

ATTEST:

\_\_\_\_\_  
Kristen N. Rosenbaum, City Clerk

APPROVED AS TO FORM:  
Tami Yellico, City Attorney

By: \_\_\_\_\_  
Senior Assistant City Attorney

STATE OF COLORADO        )  
  ) ss.  
County of Adams            )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, by Brett E. Henry, as Interim City Manager of the City of Thornton, a Colorado home rule municipality.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_  
Notary Public

**Exempt from Documentary Fee, pursuant to § 39-13-104(1)(a), C.R.S., as Grantee is a political subdivision of the State of Colorado.**

**Exhibit A**

**Property Description**