



COLORADO

Colorado Water Conservation Board

Department of Natural Resources
1313 Sherman Street, Room 718
Denver, CO 80203

August 20, 2021

Jackson County Treasurer
PO Box 458
Walden, CO 80480

Subject: Releases of Deeds
Contract No. C153350

This refers to the attached Requests for Full Release of Deeds relative to an agreement between Town of Walden and the Colorado Water Conservation Board (CWCB). Also attached for your handling are the original Deeds. Payments in the amount of \$28.00 each (total check for \$56.00), for fees, is enclosed along with these documents. The original documents should be returned to CWCB in the enclosed self-addressed stamped envelope.

Should you have any questions, please contact me. Thank you for your assistance in this matter.

Sincerely,

Jessica Halvorsen
Loan & Grant Program Assistant
Finance Section
jessica.halvorsen@state.co.us
303-866-3441 X3247

Enclosures



QUIT CLAIM DEED

Colorado Water Conservation Board (Grantor(s)), whose street address is 1313 Sherman Street, Room 718,
Denver CO 80203, City or Town of Denver

Denver, County of Denver and State of Colorado, for the consideration of Reception No. 70465
_____ dollars, (\$ 0.00), in hand paid, hereby sell(s) and quitclaim(s) to Town of Walden

(Grantee(s)) as ☐ joint tenants, ☐ tenants in common, ☐ _____, whose street address is P.O Box
489 Walden, CO 80480

_____, City or Town of Walden County of Jackson and _____ State _____ of
Colorado, the following real property in the County of Jackson and State of Colorado, to wit:

A parcel of land in the NA)(of Section 21, Township 9 North of Range 79
West of the Sixth Principal Meridian, Colorado, more particularly described as follows: Beginning at a point on the West
line of Section 21, Township Nine North of Range 79 West of the Sixth Principal Meridian, Colorado, said point being
1252.5 feet South of the Northwest corner of said Section 21; Thence Fa.st at an angle of 90° 00' to the West line of said
Section 21, a distance of 450.0 feet; Thence South parallel to the West line of Section 21, a distance of 300.00 feet; thence
West at an angle of 90°00 1 to the West line of said Section 21, a distance of 450.0 feet; thence North along the West line of
said Section 21, a distance of 300.00 feet to the point of beginning. Less that area dedicated to Jackson County for highway
right-of-way and being subject to any other easements .or rights-of-way of record; the above described parcel of land
contains 3.10 acres, more or less, less that area dedicated for highway right-of-way, together with all improvements thereon;

known as: 1313 Sherman Street, Room 718 Denver CO 80123
Street Address City State Zip

with all its appurtenances (Property).

Signed this 29th day of JULY, 20 21.

GRANTOR(S):

Department of Natural Resources

Colorado Water Conservation Board

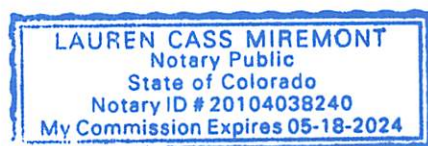
STATE OF COLORADO)
COUNTY OF Denver) ss.

Kirk Russell
CWCB FINANCE CHIEF

The foregoing instrument was acknowledged before me this 29th day of July, 20 21, by _____
Kirk Russell

Witness my hand and official seal.

My commission expires:



[Signature]
Notary Public

WALTON-2000 EXPIRES 02-18-2014
APR 14 04 30 10 00 10 34 0
STATE OF CONNECTICUT
NOTARY PUBLIC
TAVELER CASS WILSON

WALTON-2000 EXPIRES 02-18-2014
APR 14 04 30 10 00 10 34 0
STATE OF CONNECTICUT
NOTARY PUBLIC
TAVELER CASS WILSON

5076 1004 21

THIS DEED, Made this twenty-fourth day of August, 19 81, between

The Town of Walden, a Municipal

Corporation duly organized and existing under and by virtue of the laws of the State of Colorado of the first part, and
State of Colorado,
Colorado Water Conservation Board

whose legal address is

of _____ County of _____ and State of Colorado _____, of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of

Ten Dollars and other good and valuable considerations..... DOLLARS,

to the said party of the first part in hand paid by the said part y _____ of the second part, the receipt whereof is

hereby confessed and acknowledged, hath granted, bargained, sold and conveyed and by these presents doth grant,

bargain, sell, convey and confirm unto the said part y _____ of the second part, its _____ heirs and assigns

forever, all the following described lot _____ or parcel _____ of land, situate, lying and being in the

County of Jackson and State of Colorado, to wit:

A parcel of land in the NW¼ of Section 21, Township 9 North of Range 79 West of the Sixth Principal Meridian, Colorado, more particularly described as follows: Beginning at a point on the West line of Section 21, Township Nine North of Range 79 West of the Sixth Principal Meridian, Colorado, said point being 1252.5 feet South of the Northwest corner of said Section 21; Thence East at an angle of 90° 00' to the West line of said Section 21, a distance of 450.0 feet; Thence South parallel to the West line of Section 21, a distance of 300.00 feet; thence West at an angle of 90° 00' to the West line of said Section 21, a distance of 450.0 feet; thence North along the West line of said Section 21, a distance of 300.00 feet to the point of beginning. Less that area dedicated to Jackson County for highway right-of-way and being subject to any other easements or rights-of-way of record; the above described parcel of land contains 3.10 acres, more or less, less that area dedicated for highway right-of-way, together with all improvements thereon;

also known as street and number

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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 said party of the first part, 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 said party of the second part, its heirs and assigns, forever. And the said

party of the first part,

for itself, and its successors, doth covenant, grant, bargain and agree to and with the said party of the second part, its heirs and assigns, that at the time of the ensealing and delivery of these presents it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and hath good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever;

and the above bargained premises in

the quiet and peaceable possession of the said party of the second part, its heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto subscribed by its Mayor ^{Pro Tem} ~~XXXXXX~~ and its corporate seal to be hereunto affixed, attested by its ^{Clerk} ~~XXXXXX~~, the day and year first above written.

Attest:

Lavonne Dowell

TOWN CLERK ~~XXXXXX~~



Town of Walden-A Municipal Corporation

By *Douglas D. Waldron*

Mayor Pro Tem ~~XXXXXX~~

STATE OF COLORADO,

County of Jackson

ss.

The foregoing instrument was acknowledged before me this 24th day of August

19 81, by Douglas D. Waldron
Lavonne Dowell

as

Mayor Pro Tem
~~President~~ and

as

Town Clerk
~~Secretary~~ of

The Town of Walden, a Municipal

corporation.

My notarial commission expires 3-30-85

Witness my hand and official seal.

Susan P. Hunt



No. _____

WARRANTY DEED

CORPORATION

TO

STATE OF COLORADO,

County of _____

} ss.

I hereby certify that this instrument was filed
for record in my office at _____ o'clock
_____ M., _____, 19_____, and is duly
recorded in book _____ page _____.
Film No. _____ Reception No. _____

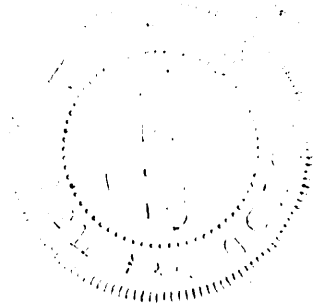
Recorder.

By _____

Deputy.

Fees, \$ _____

BRADFORD PUBLISHING CO., DENVER



QUIT CLAIM DEED

Colorado Water Conservation Board (Grantor(s)), whose street address is 1313 Sherman Street, Room 718,
Denver CO 80203, City or Town of Denver

Denver, County of Denver and State of Colorado, for the consideration of Reception No. 70464
_____ dollars, (\$ 0.00), in hand paid, hereby sell(s) and quitclaim(s) to Town of Walden

(Grantee(s)) as ☐ joint tenants, ☐ tenants in common, ☐ _____, whose street address is P.O Box
489 Walden, CO 80480

_____, City or Town of Walden County of Jackson and State of _____ of
Colorado, the following real property in the County of Jackson and State of Colorado, to wit:

A 6-inch 2,550 foot cast iron pipe with all appurtenances located (1) in First street between Main Street and Grant-☐ Street;
(2) in I.a Fever Street between Fifth Street and Miller Avenue;☐ and (3) in Second Street between Garfield Street and La
Fever Street.

known as: 1313 Sherman Street, Room 718 Denver CO 80123
Street Address City State Zip

with all its appurtenances (Property).

Signed this 29th day of JULY, 20 21.

GRANTOR(S):

Department of Natural Resources

Colorado Water Conservation Board

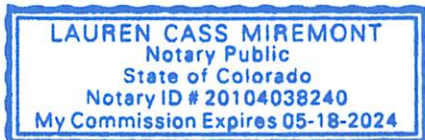
KIRK RUSSELL
CWCB FINANCE CHIEF

STATE OF COLORADO)
COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 29th day of July, 20 21, by _____
Kirk Russell

Witness my hand and official seal.

My commission expires:



[Signature]
Notary Public

LAUREN CASE MIREMONT
Notary Public
State of Colorado
Notary ID # 2010403240
My Commission Expires 07-18-2024

LAUREN CASE MIREMONT
Notary Public
State of Colorado
Notary ID # 2010403240
My Commission Expires 07-18-2024

BILL OF SALE AND RIGHT OF WAY

KNOW ALL MEN BY THESE PRESENTS:

That the TOWN OF WALDEN, a municipal corporation, established by the laws of Colorado, of Jackson County, Colorado, of the first part, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, to or before the ensembling or delivery of these presents by COLORADO WATER CONSERVATION BOARD, DEPARTMENT OF NATURAL RESOURCES, STATE OF COLORADO, of the second part, the receipt whereof is hereby acknowledged have bargained and sold, and by these present do grant and convey unto the said party of the second part, the following property, and the right of way for exercising its control of said property which is located in the Town of Walden pursuant to a contract signed by the party of the first part, dated July 15, 1981 to wit:

A 6-inch 2,550 foot cast iron pipe with all appurtenances located (1) in First street between Main Street and Grant Street; (2) in La Fever Street between Fifth Street and Miller Avenue; and (3) in Second Street between Garfield Street and La Fever Street.

TO HAVE AND TO HOLD the same unto the said party of the second part, and the said party of the first part, for itself, covenant and agree to and with the said party of the second part, to WARRANT and DEFEND the sale of said property, pursuant to terms of the above stated contract, hereby made unto the said party of the second part, against all and every person or persons whomsoever.

IN WITNESS WHEREOF, the party of the first part has hereby set its hand and seal this 6th day of October 1981.



LaVonne Dowell Town Clerk

Douglas D. Waldron
Douglas D. Waldron, Mayor Pro-tem

CONFIDENTIAL

CONFIDENTIAL

is and it is the policy of the Government to maintain the confidentiality of all information, including the identity of the source, which is obtained from a confidential source. This policy is based on the fact that the disclosure of the identity of a confidential source would be likely to result in the identification of other confidential sources and the compromise of the national defense. Therefore, it is the policy of the Government to maintain the confidentiality of all information obtained from a confidential source, including the identity of the source.

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