



**TOWN OF LARKSPUR
ORDINANCE NO. 3.124**

**AN ORDINANCE AUTHORIZING AND DIRECTING THE EXECUTION OF A
CORRECTION QUITCLAIM DEED FROM THE TOWN OF LARKSPUR TO
WEEPING WILLOW POND, LLC**

WHEREAS, the Town of Larkspur, Colorado (“the Town”) was recently advised by the title company handling a previous transaction involving the Town and Garry W. Buss, Dian S. Buss, Shannon R. Buss, and Marvin R. Cardenas, that the deed for a parcel of property that was intended to be conveyed to Weeping Willow Pond, LLC was completed in error, inadvertently conveying the parcel to the Town;

WHEREAS, to correct this error, the title company has prepared and requested the Town to approve and execute the Quit Claim Deed attached hereto as Exhibit A, which includes a description of the parcel that was inadvertently conveyed to the Town (“the Subject Property”); and

WHEREAS, the Subject Property is not currently used by the Town for a governmental purpose, and the Town Council does not anticipate that it will be needed or used for a governmental purpose for the foreseeable future because it is not land that was intended to be conveyed to the Town;

**NOW THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF
THE TOWN OF LARKSPUR, COLORADO, AS FOLLOWS:**

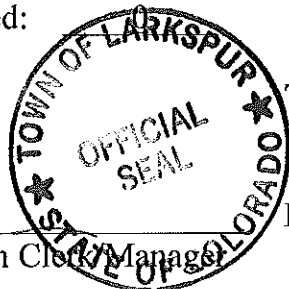
1. The Council hereby authorizes and directs the Mayor and Clerk to execute the Quit Claim Deed attached hereto as Exhibit A.

**INTRODUCED, PASSED AND ADOPTED AT A REGULAR MEETING OF THE
TOWN COUNCIL OF THE TOWN OF LARKSPUR THIS 5th DAY OF APRIL
2018.**

Votes Approving: 7
Votes Opposed: _____

Absent: 0
Abstained: 0

ATTEST:



**TOWN COUNCIL OF THE
TOWN OF LARKSPUR, COLORADO**

[Signature]
Matt Krimmer, Town Clerk

By: *[Signature]*
Gerry Been, Mayor

Ordinance 3.124
EXHIBIT A

State Documentary Fee
Date: 03/06/2018
\$0.00
No Doc Fee Required

Quit Claim Deed
(Pursuant to 38-30-116 C.R.S.)

THIS DEED, made on March 06, 2018 by THE TOWN OF LARKSPUR, A COLORADO MUNICIPAL CORPORATION Grantor(s) of the County of DOUGLAS and State of COLORADO for the consideration of *** Ten Dollars and Other Good and Valuable Consideration *** dollars in hand paid, hereby sells and quitclaims to WEEPING WILLOW POND LLC, A COLORADO LIMITED LIABILITY COMPANY Grantee(s), as whose street address is 80 SEDGWICK PLACE, ENGLEWOOD, CO 80113 County of ARAPAHOE, state of COLORADO, the following real property in the County of Douglas and State of Colorado, to wit:

LOT B3-A, BUSS SUBDIVISION MINOR AMENDMENT NO. 3, COUNTY OF DOUGLAS, STATE OF COLORADO.

"The Grantor does not hereby convey or quit claim any water rights by this document, only all interest in the land as acquired by Quit Claim Deed recorded January 25, 2018 at Reception No. 2018005293."

also known by street and number as 8636 SPRUCE MOUNTAIN ROAD (VACANT LAND), LARKSPUR, CO 80118 with all its appurtenances.

Matt Krimmer
THE TOWN OF LARKSPUR, A COLORADO MUNICIPAL CORPORATION

Matt Krimmer
BY: Town Manager

State of COLORADO)
County of Douglas)ss

The foregoing instrument was acknowledged before me on this day of 06th April by Matt Krimmer

Rebecca L. Mobley
Notary Public
My Commission expires 5/14/19

REBECCA L. MOBLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994012787
MY COMMISSION EXPIRES MAY 14, 2019

When recorded return to: WEEPING WILLOW POND LLC, A COLORADO LIMITED LIABILITY COMPANY
80 SEDGWICK PLACE, ENGLEWOOD, CO 80113



MERLIN KLOTZ
Clerk and Recorder
P.O Box 1360, Castle Rock, CO 80104
(303) 660-7446



CUSTOMER INFORMATION		TRANSACTION INFORMATION	
TOWN OF LARKSPUR	Transaction #:	640676	Source Code: OVER THE COUNTER
PO BOX 310	Receipt #:	586971	Return Code: OVER THE COUNTER
LARKSPUR, CO 80118	Cashier Date:	04/10/2018	Comments:
	Print Date:	04/10/2018	
Escrow Balance: \$164.50	Cashier By:	KMANN	

ORDINANCE Reception #: 2018020945 At 11:03 AM Sales Price: \$0.00

From: TOWN OF LARKSPUR TO: AUTHORIZING AND DIRECTING THE EXECUTION OF A CORRECTION QUITCLAIM DEED FROM TOWN OF LARKSPUR TO WEEPING WLOW POND LLC

RECORDING FEE 2017 \$18.00

PAYMENT:	ESCROW	AMOUNT:	\$18.00	Credit Card Fee:	\$0.00		
Total Payments:	\$18.00	Total Fees:	\$18.00	Shortage:	\$0.00	Overage:	\$0.00
Total Change / Returned to Customer:		\$0.00					