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Molly Fitzpatrick

Digitally signed by: Molly Fitzpatrick
Date: Oct 22, 2025 12:54 PM -06:00



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QUITCLAIM DEED

Creekside III, LLC (Grantor)

whose address is P.O. Box 908, Longmont, County of Boulder, and State of Colorado.

for the consideration of **ten (\$10.00) Dollars**, in hand paid,

hereby sells and quit claims to **Creekside I Homeowners Association, a Colorado Nonprofit Corporation (Grantee)**

whose address is P.O. Box 2510, Longmont, County of Boulder and State of Colorado,

the following real property, in the County of Boulder, and State of Colorado, to wit:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, WHENCE THE EAST ONE-QUARTER CORNER BEARS NORTH 90°00'00" EAST 1048.37 FEET; THENCE SOUTH 00°00'00" WEST 114.05 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 36°25'12" EAST 10.37 FEET; THENCE SOUTH 08°21'06" EAST 8.50 FEET; THENCE SOUTH 46°23'34" EAST 24.05 FEET; THENCE SOUTH 43°36'26" WEST 4.00 FEET; THENCE NORTH 46°23'34" WEST 25.43 FEET; THENCE NORTH 08°21'06" WEST 8.88 FEET; THENCE NORTH 36°25'12" WEST 9.37 FEET; THENCE NORTH 53°34'48" EAST 4.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0004 ACRES MORE OR LESS (ENTRY SIGN PARCEL).

also known as street and number n/a with all its appurtenances.

Signed this 23rd day of September, 1998

Creekside III, LLC

By: *Wallace H. Grant*
Wallace H. Grant, Manager

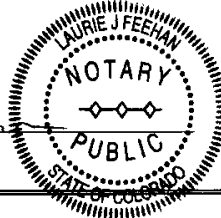
STATE OF COLORADO)
) ss
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 23rd day of September 1998, by Wallace H. Grant.

WITNESS my hand and official seal

My commission expires 04-14-2002

Laurie J. Feehan
Notary Public



When Recorded, Return To:

GRANT & GRANT, LLP
P.O. Box 908

Longmont, CO 80502-0908

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9/17/98