

RESOLUTION NO. 22-45

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF CASTLE PINES, COLORADO
ACCEPTING A QUITCLAIM DEED FOR THE CONVEYANCE OF
TRACT B, LAGAE FAMILY TRUST MINOR DEVELOPMENT,
AMENDMENT NO. 1 FINAL PLAT (“PLAT”) AND RATIFYING THE
MAYOR’S EXECUTION OF SUCH PLAT**

WHEREAS, the City of Castle Pines is the owner of Lot 2, Lagae Family Trust Minor Development Final Plat, recorded at reception no. 2020078058 in the Douglas County Clerk and Recorder’s Office (“Final Plat”); and

WHEREAS, the City and CP Commercial, LLC, a Colorado limited liability company (“CP Commercial”), as owner of Lot 1, processed an administrative replat of the Final Plat, through a lot line adjustment, to create a tract (“Tract B”) over portions of Lots 1 and 2 and covering an existing 30’ public access easement previously dedicated to the City; and

WHEREAS, the administrative replat, titled Lagae Family Trust Minor Development, Amendment No. 1 Final Plat (“Replat”), created Tract B for ownership and maintenance by the City; and

WHEREAS, the Replat was executed by the Mayor and recorded on August 15, 2022 in the Douglas County Clerk and Recorder’s Office; and

WHEREAS, to effectively transfer ownership of Tract B to the City, CP Commercial has executed a quitclaim deed to convey Tract B to the City, as more specifically described in the attached **Exhibit A**; and

WHEREAS, the City Council desires to conditionally accept Tract B via quitclaim deed as set forth herein and to ratify the Mayor’s execution of the Replat as the owner of Lot 2.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO, THAT:

Section 1. The City Council hereby conditionally accepts a quitclaim deed in the form attached hereto as **Exhibit A** for Tract B, Lagae Family Trust Minor Development Final Plat, Amendment No. 1, according to the plat thereof recorded August 15, 2022, at Reception No. 2022055309, County of Douglas, State of Colorado (“Deed”).

Section 2. **Condition of Acceptance.** The Deed shall not be finally accepted by the City or recorded in the real property records of Douglas County, Colorado until such time as the City has received a release of the deed of trust encumbering a portion of Tract B in a form approved by the City Attorney.

Section 3. **Ratification of Mayor’s Authority to Execute the Lagae Family Trust Minor Development 1st Amendment Final Plat.** The City Council hereby approves and ratifies the Mayor’s execution of the Plat as the owner of Lot 2, Lagae Family Trust Minor Development Final

Plat, now known as Lot 2A, Lagae Family Trust Minor Development Final Plat, Amendment No. 1.

Section 4. Delegation to City Manager or his designee shall be authorized to: (a) record the Deed following the date on which the condition set forth in Section 2 of this Resolution has been satisfied; and (b) take all necessary steps to finalize and complete the conveyance of Tract B to the City.

Section 5. Effective Date. This Resolution shall take effect upon its approval by the City Council.

INTRODUCED, READ AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES by a vote of 7 in favor and 0 against this 25th day of October, 2022.



ATTEST:

Tobi Duffey

Tobi Duffey, MMC, City Clerk

Tracy Engerman
Tracy Engerman (Nov 2, 2022 08:53 PDT)

Tracy Engerman, Mayor

APPROVED AS TO FORM:

Linda C. Michow

Linda C. Michow, City Attorney

EXHIBIT A
QUITCLAIM DEED

When recorded return to:

Michow Cox & McAskin, LLP
6530 South Yosemite Street, Suite 200
Greenwood Village, Colorado 80112
Attn: Linda C. Michow, Esq.

[Exempt from documentary fee per C.R.S. Section 39-13-104(1)(a)]

QUITCLAIM DEED

[Statutory Form - C.R.S. § 38-30-116]

CP COMMERCIAL, LLC, a Colorado limited liability company (“Grantor”), whose street address is 8678 Concord Center Drive, Unit 200, Englewood, Colorado 80112, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, hereby sells and quitclaims to **THE CITY OF CASTLE PINES, COLORADO**, a Colorado home rule municipal corporation, whose street address is 360 Village Square Lane, Suite B, Castle Pines, Colorado, 80108, all of Grantor's right, title and interest in and to the following described real property in the County of Douglas, State of Colorado, to wit:

Tract B,
Lagae Family Trust Minor Development Final Plat, Amendment No. 1, according to the plat thereof recorded August 15, 2022, at Reception No. 2022055309,
County of Douglas, State of Colorado.

Signed this ___ day of September, 2022.

GRANTOR:

CP COMMERCIAL, LLC, a Colorado limited liability company

By: _____
Name: Darwin Horan
Its: Manager

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of September, 2022, by Darwin Horan, the Manager of CP Commercial, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: _____

Notary Public