

**RESOLUTION NUMBER 18  
(SERIES 2024)**

**A RESOLUTION OF THE TOWN OF BERTHOUD BOARD OF TRUSTEES  
APPROVING THE PAYMENT OF OUTSTANDING TAXES FOR AND ACCEPTING  
TITLE TO CERTAIN REAL PROPERTY PARCELS IN THE TOWN OF BERTHOUD.**

WHEREAS, Outlots A, B, C, AND D, BERTHOUD COMMON SUBDIVISION, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO, designated by the Larimer County Assessor as Parcel Nos: 9423291001, 9423291002, 9423291003, 9423291004, as depicted in Exhibit A (the “Parcels”) are currently owned by Clarkson Investment LLC; and

WHEREAS, the Town of Berthoud (“Town”) has, over the past several years, maintained the Parcels; and

WHEREAS, there are a number of outstanding tax liens affecting the Parcels which the Town desires to eliminate in exchange for a deed to the Parcels; and

WHEREAS, Clarkson Investment LLC has agreed to deed the Parcels to the Town in exchange for a release of tax liability as it pertains to the Parcels.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO:

Section 1. The Town approves the payment of delinquent taxes on the Parcels, which as of September 2024 is \$2851.96 for all four parcels:

Section 2. The Town accepts title to the Parcels by acceptance of the special warranty deed, in the form attached hereto as Exhibit B and directs that such deed be recorded in the real property records of the Larimer County Clerk and Recorder.

Section 3. Interpretation: This Resolution shall be interpreted and construed to effectuate its general purpose.

Section 4. Effective Date: The provisions of this Resolution shall take effect upon adoption.

APPROVED AND ADOPTED this 20 day of November, 2024.

**TOWN OF BERTHOUD**

By: William Karspeck  
William Karspeck, Mayor

ATTEST:

By: Christian Samora  
Christian Samora, Town Clerk



Exhibit A: Plat of Outlots A, B, C, and D

Exhibit B: Special Warranty Deed

DRAWING NUMBER  
20E2

DRAWING NUMBER  
2746

DRAWING NUMBER  
20E2

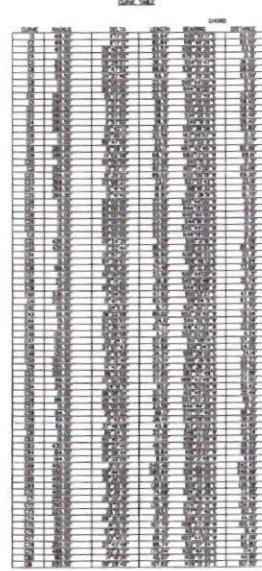
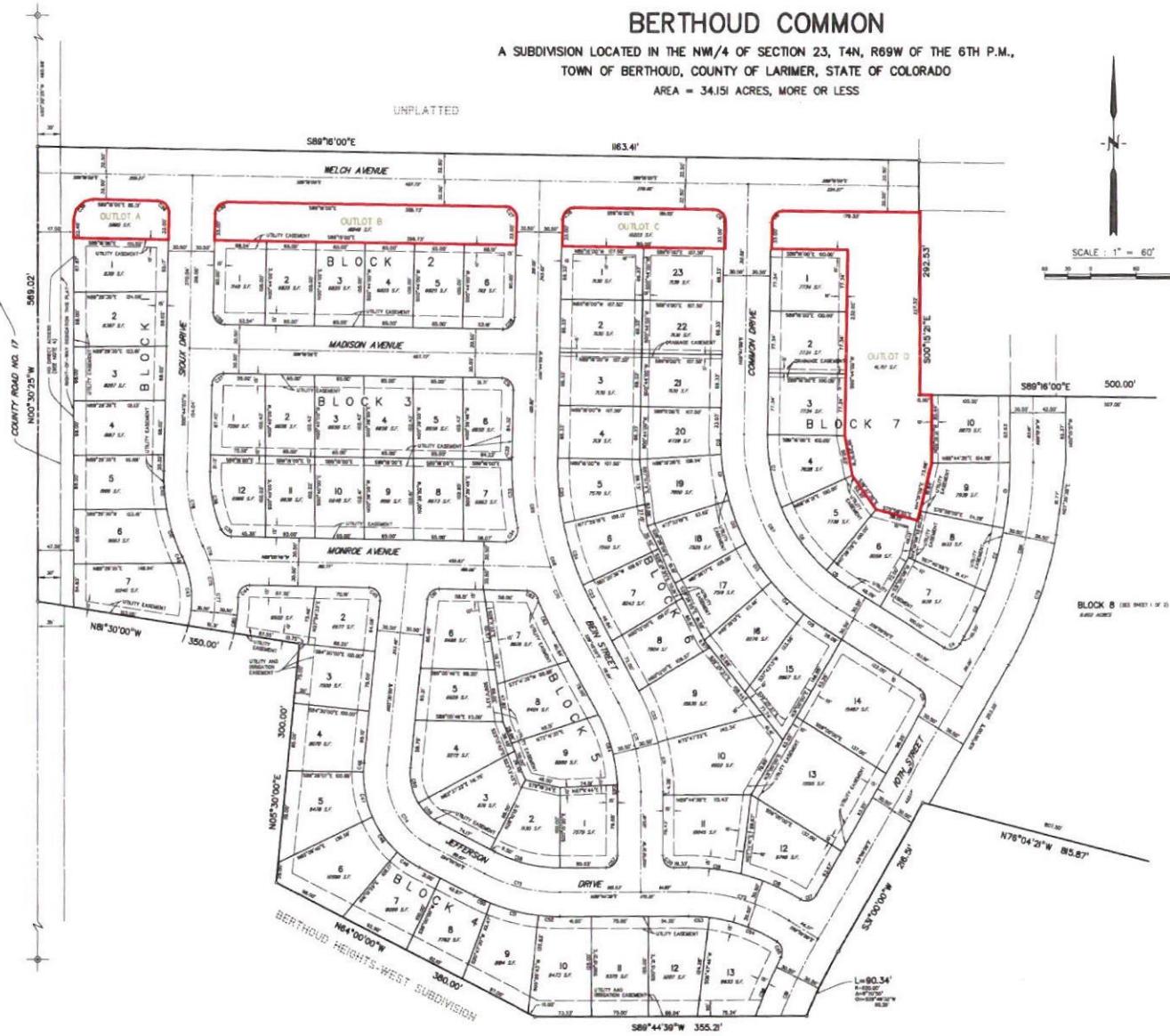
DRAWING NUMBER  
2746

SHEET 2 OF 2

## BERTHOUD COMMON

A SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 23, T4N, R69W OF THE 6TH P.M.,  
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO  
AREA = 34.151 ACRES, MORE OR LESS

UNPLATTED



## **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made effective this \_\_\_\_\_ day of \_\_\_\_\_, 2024, between CLARKSON INVESTMENT LLC, a Colorado limited liability company whose principal address is 1705 32nd Street, Evans, Colorado 80620 ("Grantor") and the Town of Berthoud, a Colorado statutory town whose principal address is 807 Mountain Avenue, Berthoud, Colorado 80513:

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, and Grantee's successors and assigns forever, all the real property, together with all improvements thereon, if any, situate, lying and being in the County of LARIMER, State of Colorado, described as follows:

**OUTLOT A, B, C, and D, BERTHOUD COMMON, TOWN OF BERTHOUD,  
COUNTY OF LARIMER, STATE OF COLORADO**

**Parcel Nos: 9423291001, 9423291002, 9423291003, 9423291004**

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in any wise 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 Grantor, either in law or in 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 any appurtenances unto the Grantee, and Grantee's successors and assigns forever. And the Grantor, for Grantor and Grantor's successors 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 successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject to Statutory Exceptions as defined in C.R.S. §38-30-113(5)(a) and subject to any unpaid property taxes due. Grantor shall be absolved of all tax liability pertaining to such unpaid property taxes.

[Signature Page Follows]

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

CLARKSON INVESTMENT LLC,  
a Colorado limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Authorized Representative

STATE OF COLORADO      )  
                                    ) ss.  
COUNTY OF LARIMER      )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, on behalf of CLARKSON INVESTMENT LLC, a Colorado limited liability company, by \_\_\_\_\_, its Authorized Representative.

Witness my hand and official seal. My Commission Expires: \_\_\_\_\_

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Notary Public

*Signature Page to Special Warranty Deed*