

District Court, Boulder County, Colorado 1777 6 th Street, PO Box 4249 Boulder, Colorado 80302	GRANTED BY COURT 11/05/2022 DATE FILED: November 5, 2022 2:27 PM CASE NUMBER: 2022CV30447 <i>Robert R. Gunning</i> ROBERT GUNNING District Court Judge ▲ COURT USE ONLY ▲
Plaintiffs: Somerset Estates Homeowners Association	
Defendants: Longview Associates (a now defunct joint venture of Martin T. Hart, deceased, and Colorado Adera Incorporated, also now defunct), Somerset Homeowners Association, and All Unknown Persons Who Claim Any Interest in the Subject Matter of This Action	
OSGOOD & OSGOOD, LLC Scott R. Osgood 2586 Trailridge Drive East, Suite 200 Lafayette, Colorado 80026 303-442-0165 scott@oshlaw.com Atty. Reg.#: 14250	Case Number: 2022CV30447 Div: 2 Ctrm.
DECREE	

THIS MATTER coming now on to be heard, THE COURT FINDS:

That each Defendant herein has been properly served as required by law and rule of Court; that Ronald J. Brotzman, Attorney at Law, has been heretofore appointed and appeared for any and all Defendants who are in, or who may be in, or who may have been ordered to report for induction into, the military service as defined by the Servicemembers Civil Relief Act of 2003, as amended; that this is an action in rem affecting specific real property; that the Court has jurisdiction of all parties to this action and of the subject matter thereof; that the allegations of the Complaint are true; that every claim made by said Defendants is unlawful and without right; that no Defendant herein has any title or interest in or to the property described herein or any part thereof; therefore;

IT IS ADJUDGED AND DECREED THAT Somerset Estates Homeowners Association, Plaintiff, at the time of the commencement of this proceeding, were and are now, the owners in fee simple, with the right to possession of the real property in Boulder County, Colorado, as more fully described below:

Outlot J in Block 1 of Somerset Estates, as shown on the Plat of Hillside Estates, a subdivision in the S1/2 of Section 31, T2N, R69W of the 6th P.M. recorded on August 1, 1980 in Planfile P-10, F-2, Nos. 5 -8, and on the Plat of Somerset Estates, a replat of a portion of Hillside Estates (and a renaming of the subdivision as Block 1 of Somerset Estates) recorded on September 2,

1989 on Film 1595 as Reception No. 01004497 in the records of the Boulder County Clerk and Recorder;

Outlots B, C, F, G, J, and K, and a portion of Outlot D (excepting that portion conveyed to Somerset Swim & Tennis Club by deed recorded August 3, 1995 on Film No. 2067 as Reception No. 01536309) of Blocks 2 - 5 of Somerset Estates, as shown on the Plat of Somerset Estates Blocks 2, 3, 4, and 5, a subdivision in the S1/2 of Section 31, T2N, R69W of the 6th P.M. recorded on Film 1746 as Reception No. 01203364 in the records of the Boulder County Clerk and Recorder; (collectively, the "Property")

That fee simple title in and to said Property be and the same hereby is quieted in the Plaintiffs and that each of the Defendants has no right, title or interest in or to the said real property or any part thereof, and that they are forever enjoined from asserting any claim, right, title or interest in or to the said Property or any part thereof. Provided, however that this decree shall not abrogate or terminate any rights which Somerset Homeowners Association, Inc. or its members may have in any easements of record within the Property existing as of the date hereof.

DONE this ____ day of _____, 2022.

BY THE COURT:

DISTRICT COURT JUDGE