

RESOLUTION NO. _____, SERIES OF 2026

A RESOLUTION APPROVING THE EXCLUSION OF PROPERTY FROM THE JOHN C. FREMONT LIBRARY DISTRICT AND THE INCLUSION OF THE SAME PROPERTY INTO THE PENROSE COMMUNITY LIBRARY DISTRICT

WHEREAS, the Penrose Community Library District was formed in 1992, pursuant to a vote of the residents and owners of property contained within the boundaries of the District; and

WHEREAS, the John C. Fremont Library District was formed in 2004, pursuant to a vote of the residents and owners of property contained within the boundaries of the District; and

WHEREAS, it has come to the attention of the Boards of Directors for each library district that certain residents whose properties are located within the boundaries of the John C. Fremont Library District are currently served by the Penrose Community Library District and that it would be to the benefit of the residents and of both library districts if those properties were transferred from the John C. Fremont Library District to the Penrose Community Library District; and

WHEREAS, the owners of the affected property at 116 Top Notch Trail, Penrose, Colorado 81240, have presented a Petition to each library district requesting permission for exclusion from the John C. Fremont Library District and inclusion into the Penrose Community Library District, a copy of which is attached hereto as Exhibit 1; and

WHEREAS, the Board of Directors for the John C. Fremont Library District has approved exclusion of the property from the district pursuant to an appropriate and duly adopted Resolution, a copy of which is attached hereto as Exhibit 2; and

WHEREAS, the Board of Directors for the Penrose Community Library District has approved inclusion of the property into the district pursuant to an appropriate and duly adopted Resolution, a copy of which is attached hereto as Exhibit 3; and

WHEREAS, it is within the power of the Board of County Commissioners of Fremont County granted by the Colorado Library Law, §24-90-101, et set., C.R.S., to approve the transfer as required by each library district; and

WHEREAS, the Board of County Commissioners of Fremont County finds that approval of the requested transfer would be in the best interests of the residents and each library district.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Fremont County that the property described in the Petition and Resolutions attached hereto as Exhibits 1, 2 and 3 are hereby EXCLUDED from the John C Fremont Library District and INCLUDED in the Penrose Community Library District pursuant to the Petition requests of each of the owners and the approvals of each library district.

BE IT FURTHER RESOLVED:

1. That such property shall be deemed transferred into the Penrose Community Library District, effective upon the date of recording of this Resolution together all attachments;
2. That such property shall be subject to all of the taxes and charges imposed by the Penrose Community Library District, not to include any taxes or charges levied or assessed prior to the effective date of inclusion of the properties into the Penrose Community Library District;
3. That a copy of this Resolution, with attachments, fully executed by the Board of County Commissioners of Fremont County and the County Clerk, shall be provided to the Fremont County Assessor for modification of the tax rolls to reflect such transfer;
4. That a copy of this Resolution, with attachments, fully executed by the Board of County Commissioners of Fremont County and the County Clerk, shall be provided to the Fremont County Clerk and Recorder for modification of the election rolls to reflect such transfer;
5. That a copy of this Resolution, with attachments, fully executed by the Board of County Commissioners of Fremont County and the County Clerk, shall be provided to the John C. Fremont Library District and the Penrose Community Library District;
6. That a copy of this Resolution, with attachments; fully executed by the Board of County Commissioners of Fremont County and the County Clerk, shall be provided to any other appropriate governmental entity as may be required by Colorado law or regulation.

Adopted by unanimous consent. Commissioner _____ moved for the adoption of the Consent Agenda, seconded by Commissioner _____ and approved by roll call vote as follows:

Debbie Bell	AYE	NAY	ABSTAIN	ABSENT
Kevin Grantham	AYE	NAY	ABSTAIN	ABSENT
Dwayne McFall	AYE	NAY	ABSTAIN	ABSENT

The Resolution was declared to be duly adopted.

Date: _____

BOARD OF COUNTY COMMISSIONERS
OF FREMONT COUNTY

By: _____
Chairman

ATTEST:

By: _____
Clerk to the Board

WARRANTY DEED

State Doc Fee: \$49.87
Recording Fee: \$33.00

THIS DEED is dated the 14 day of March, 2025, and is made between

Corey T. Compton and Louise A. Compton

(whether one, or more than one), the "Grantor" of the County of Fremont and State of Colorado and

Ralph A. Stark II and Lisa M. Stark

the "Grantees", whose legal address is 116 Top Notch Trail, Penrose, CO 81240 of the County of Fremont and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **Four Hundred Ninety Eight Thousand Six Hundred Eighty Three Dollars and No Cents (\$498,683.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantees and the Grantees' heirs and assigns forever, **not in tenancy in common but in joint tenancy**, all the real property, together with any improvements thereon, located in the County of Fremont and State of Colorado described as follows:

LS initial LA initial

Lot 4, Block 3, TOP RAIL RANCH ESTATES FILING NO. 2, County of Fremont, State of Colorado.

also known by street address as: 116 Top Notch Trail, Penrose, CO 81240

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or 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 the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the enrolling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a).

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Corey T. Compton

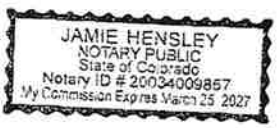
Louise A. Compton
By: Louise A. Compton, Attorney in Fact

Louise A. Compton
Louise A. Compton

State of Colorado
County of Fremont

The foregoing instrument was acknowledged before me this 14 day of March, 2025 by Louise A. Compton individually and as Attorney in Fact for Corey T. Compton.

Notary Public: Jamie Hensley
My Commission Expires: _____





**John C. Fremont
Library District**

130 Church Ave., Florence, CO 81226
(719) 784-4649 (719) 784-3764 fax
jcfld.org

STATE OF COLORADO)
County of Fremont)
John C. Fremont Library District)

**RESOLUTION AND REQUEST FOR
EXCLUSION OF LAND**

WHEREAS, the fee owner(s) of the property described below has filed a Petition for Transfer of Property from the John C. Fremont Library to the Penrose Community Library District; and

WHEREAS, the request of the Property Owners was heard and considered by the Board of Directors of the John C. Fremont Library District at a regular meeting held on Feb 10, 2026 (date), at which time no objection to the request for Exclusion was made by any Director or other interested person; and

WHEREAS, the Board of Directors of said District finds that it is appropriate for the land to be included in the Penrose Community Library District and that the petition should be granted as to the land described herein.

NOW THEREFORE, IT IS HEREBY RESOLVED by the Board of Directors of the John C. Fremont Library District that upon the petition of
Ralph A. Stark II and Lisa M. Stark,

being the fee owner(s), the following described land situate in the County of Fremont, State of Colorado, to wit:

116 Top Notch Trail

be included within the Penrose Library District and hereby requests that the Board of County Commissioners approve the Petition and transfer the property from the John C. Fremont Library District to the Penrose Community Library District.

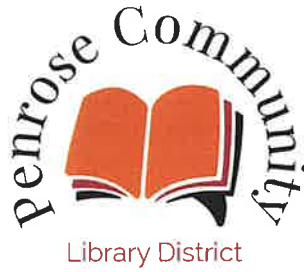
Dated this 10 day of February, 2026.

JOHN C. FREMONT
LIBRARY DISTRICT

ATTEST:

By: [Signature]
President

By: [Signature]
Secretary



STATE OF COLORADO)
County of Fremont)
Penrose Community Library District)

RESOLUTION AND REQUEST FOR
INCLUSION OF LAND

WHEREAS, the fee owner(s) of the property described below has filed a Petition for Transfer of Property from the John C. Fremont Library to the Penrose Community Library District; and

WHEREAS, the request of the Property Owners was heard and considered by the Board of Directors of the Penrose Community Library District at a regular meeting held on Jan. 26, 2026, at which time no objection to the request for Inclusion was made by any Director or other interested person;; and

WHEREAS, the Board of Directors of said District finds that it is appropriate for the land to be included in the Penrose Community Library District and that the petition should be granted as to the land described herein.

NOW THEREFORE, IT IS HEREBY RESOLVED by the Board of Directors of the Penrose Community Library District that upon the petition of
Ralph A. Stark II and Lisa M. Stark,

being the fee owner(s), the following described land situate in the County of Fremont, State of Colorado, to wit:

116 Top Notch Trail

be included within the Penrose Community Library District and hereby requests that the Board of County Commissioners approve the Petition and transfer the property from the John C. Fremont Library District to the Penrose Community Library District.

Dated this 26 day of January, 2026

PENROSE COMMUNITY LIBRARY DISTRICT

ATTEST:

By: Jami S. Mundy
President

By: Sandra K. Johnston
Secretary