

**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 1331 P Street, 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



**QUITCLAIM DEED**

Jason Thoman and Layna Thoman, husband and wife (herein, "Grantor"), whose address is 1470 Q Street, Penrose, CO 81240, for the consideration of Ten Dollars and other good and valuable consideration, in hand paid, hereby sells and quitclaims to **The Thoman Family Trust dated August 12, 2025** (herein, "Grantee"), whose address is 1470 Q Street, Penrose, CO 81240, all of Grantor's interest in and to the following real property situated in the County of Fremont, State of Colorado:

**TRACT 33, SECTION 10, TOWNSHIP 19 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M.,  
BEAVER LAND AND IRRIGATION COMPANY PLAT NO. 1, COUNTY OF FREMONT,  
STATE OF COLORADO.**

**AND**

**TRACT 48, SECTION 10, TOWNSHIP 19 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M.,  
BEAVER LAND AND IRRIGATION COMPANY PLAT NO. 1, COUNTY OF FREMONT,  
STATE OF COLORADO.**

Also known by street and number as: 1331 and 1351 P St, Penrose, CO 81240

Assessor's schedule or parcel number: 99925152 and 99925154

With all its appurtenances, subject to all conditions, restrictions, limitations, reservations, encumbrances, existing easements and other matters of record.

NO DOCUMENTARY FEE REQUIRED – CONSIDERATION LESS THAN \$500

Signed and delivered this 12 day of August, 2025.

WHEN RECORDED, RETURN TO: EVANS & DAVIS  
211 N. BROADWAY  
EDMOND, OK 73034

GRANTORS:

[Signature]  
Jason Thoman

[Signature]  
Layna Thoman

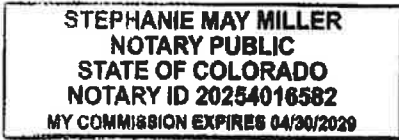
STATE OF Colorado )  
COUNTY OF Fremont ) ss.

On August 12<sup>th</sup> 2025, before me, Stephanie M Miller, Notary Public, personally appeared Jason Thoman and Layna Thoman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the individual, or the person(s) upon behalf of which the individual acted, executed the instrument.

Witness my hand and official seal.

[Affix Notary Seal]

Stephanie M Miller  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 4-30-2029





**John C. Fremont  
Library District**

130 Church Ave., Florence, CO 81226  
(719) 784-4649 (719) 784-3764 fax  
jcfd.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  
**Thoman Family Trust,**

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

**1331 P Street**

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.

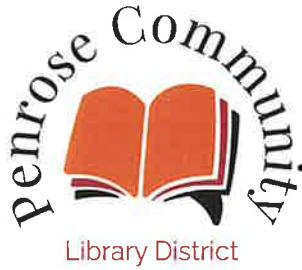
Dated this 10 day of February, 2026.

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  
**Thoman Family Trust,**

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

**1331 P Street**

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: Jamie S. Mundy  
President

By: Souara D. Johnston  
Secretary