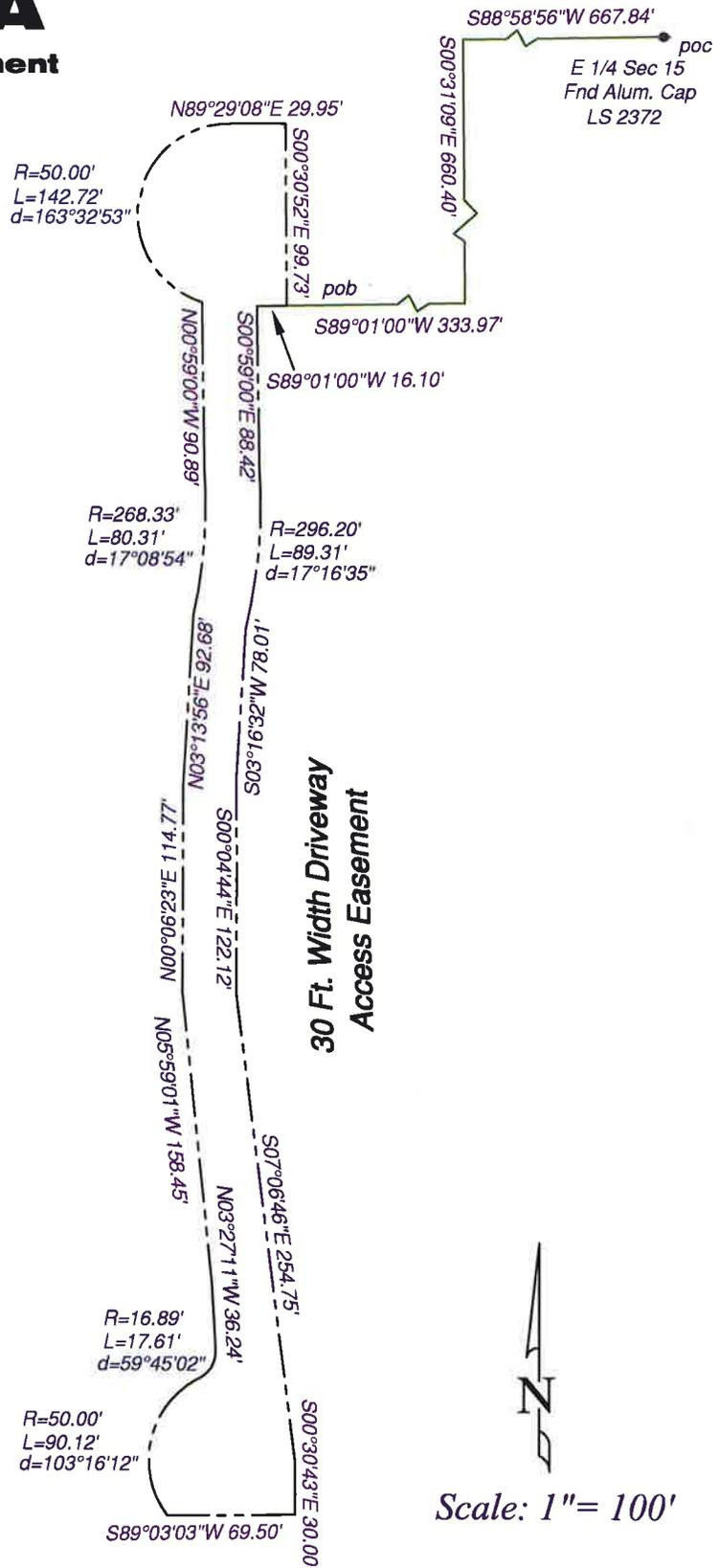


# Exhibit A

## 30 Ft. Access Easement



PREPARED BY:



**ALESSI & ASSOCIATES, Inc.**

APPRAISERS • ENGINEERS • SURVEYOR'S

2989 Broadmoor Valley Road      Tele. 719/540-8832  
 Colorado Springs, CO 80906      Fax 719/540-2781

PURPORTED STREET ADDRESS:

**Exhibit A**  
**11750 Green Acres Ln.**

DATE: 08-09-2021  
 PROJECT: Lomax  
 JOB NUMBER: 211290

# Exhibit A

## 30 Ft. Access Easement

### Legal Description

Commencing at the East Quarter corner of Section 15, T12S, R65W of the 6th P.M. County of El Paso, State of Colorado; thence S.88°58'56"W., a distance of 667.84 feet; thence S.00°31'09"E., a distance of 660.40 feet; thence S.89°01'00"W., a distance of 333.97 feet to the POINT OF BEGINNING of a parcel of land described herein; thence continue Westerly along said line, a distance of 16.10 feet; thence S.00°59'00"E., a distance of 88.42 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.85°54'14"W., a radial distance of 296.20 feet; thence Southerly along the arc, through a central angle of 17°16'35", a distance of 89.31 feet; thence S.03°16'32"W., a distance of 78.01 feet; thence S.00°04'44"E., a distance of 122.12 feet; thence S.07°06'46"E., a distance of 254.75 feet; thence S.00°30'43"E., a distance of 30.00 feet; thence S.89°03'03"W., a distance of 69.50 feet to the point of curve of a non tangent curve to the right, of which the radius point lies N.52°41'02"E., a radial distance of 50.00 feet; thence Northerly along the arc, through a central angle of 103°16'12", a distance of 90.12 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N.35°35'11"W., a radial distance of 16.89 feet; thence Northeasterly along the arc, through a central angle of 59°45'02", a distance of 17.61 feet; thence N.03°27'11"W., a distance of 36.24 feet; thence N.05°59'01"W., a distance of 158.45 feet; thence N.00°06'23"E., a distance of 114.77 feet; thence N.03°13'56"E., a distance of 92.68 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N.77°11'42"W., a radial distance of 268.33 feet; thence Northerly along the arc, through a central angle of 17°08'54", a distance of 80.31 feet; thence N.00°59'00"W., a distance of 90.89 feet to the point of curve of a non tangent curve to the right, of which the radius point lies N.17°06'43"E., a radial distance of 50.00 feet; thence Northerly along the arc, through a central angle of 163°32'53", a distance of 142.72 feet; thence N.89°29'08"E., a distance of 29.95 feet; thence S.00°30'52"E., a distance of 99.73 feet to the POINT OF BEGINNING.

Containing 30,411.43 square feet or 0.6982 acres, more or less.



Page 2 of 2

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Colorado Springs, CO 80906      Fax 719/540-2781

PURPORTED STREET ADDRESS:

**Exhibit A**

**11750 Green Acres Ln.**

DATE: 08-09-2021

PROJECT: Lomax

JOB NUMBER: 211290

11750 Green Acres  
LANE

521 5000 35

WARRANTY DEED

THIS DEED, made this 14th day of November, 2017, between Dianne J. Richardson of the County of El Paso and State of Colorado, grantor(s), and Jerry Lomax and Sharon Lomax whose legal address is 11750 Green Acres Lane, Colorado Springs, CO 80908

of the County of El Paso and State of Colorado, grantees:

WITNESS, that the grantor(s), for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00), AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, JOINT TENANTS, all the real property, together with improvements, if any, situate, lying and being in the County of El Paso and State of Colorado, described as follows:

\*CORRECTION DEED REQUIRED BECAUSE THE LEGAL DESCRIPTION WAS NOT PROPERLY STATED ON THE DEED RECORDED OCTOBER 11, 2011 AT RECEPTION NO. 211099130

The Northwest Quarter of the Northeast Quarter of the Southeast Quarter, and the West Half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 16 in Township 12 South, Range 65 West of the 6th P.M., together with an easement for a 30 foot Right-of-Way for ingress and egress from the County Road which runs Easterly and Westerly along the Southerly line of said Section 15, the Center Line of which Right-of-Way is a line extending Southerly from the Southeast corner of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of said Section 15 to a point on the South line of, and equally distant from, the Southeast and Southwest corners of the Southeast Quarter of the Southeast Quarter of said section 15, El Paso County, Colorado and together with an Easement and Right-of-Way for ingress and egress over the Southerly 30 feet and over the Westerly 15 feet of the Easterly 30 feet of the East half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 16 in Township 12 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado.

also known by street and number as: 11750 Green Acres Lane, Colorado Springs, CO 80908

TOGETHER with all and singular the hereditaments and appurtenances therunto belonging, or in anywise 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(s), 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, their heirs and assigns forever. The grantor(s), for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the executing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, 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 general taxes for the current year and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

*[Signature]*  
Dianne J. Richardson

State of MISSOURI }  
County of WRIGHT Douglas } ss.

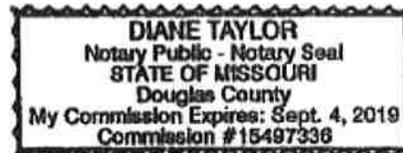
The foregoing instrument was acknowledged before me this November 14, 2017, by Dianne J. Richardson.

My Commission expires: 9-4-19

Witness my hand and official seal.

*[Signature]*  
Diane Taylor  
Notary Public

Doc Fee \$1.00



## WARRANTY DEED

THIS DEED, made this 13th day of November, 2017, between Dianne J. Richardson of the County of El Paso and State of Colorado, grantor(s), and Jerry Lomax and Sharon Lomax whose legal address is 11750 Green Acres Lane, Colorado Springs, CO 80908

of the County of El Paso and State of Colorado, grantees:

WITNESS, that the grantor(s), for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00), AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, JOINT TENANTS, all the real property, together with improvements, if any, situate, lying and being in the County of El Paso and State of Colorado, described as follows:

\*CORRECTION DEED REQUIRED BECAUSE THE LEGAL DESCRIPTION WAS NOT PROPERLY STATED ON THE DEED RECORDED OCTOBER 11, 2011 AT RECEPTION NO. 211099130

The Northwest Quarter of the Northeast Quarter of the Southeast Quarter, and the West Half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 15 in Township 12 South, Range 65 West of the 6th P. M., together with an easement for a 30 foot Right-of-Way for ingress and egress from the County Road which runs Easterly and Westerly along the Southerly line of said Section 15, the Center Line of which Right-of-Way is a line extending Southerly from the Southeast corner of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of said Section 15 to a point on the South line of, and equally distant from, the Southeast and Southwest corners of the Southeast Quarter of the Southeast Quarter of said section 15, El Paso County, Colorado and together with an Easement and Right-of-Way for ingress and egress over the Southerly 30 feet and over the Westerly 15 feet of the Easterly 30 feet of the East half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 15 in Township 12 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado.

also known by street and number as: 11750 Green Acres Lane, Colorado Springs, CO 80908

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and all the matters right thereto

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County of El Paso, State of Colorado, Fee 4.00  
RECEIVED AT 1:43 O'CLOCK P.M. SEP 7 1977  
RECEPTION NO. 585 HARRIET BEALS Deputy DEPUTY BOOK 2958 PAGE 673

PERSONAL REPRESENTATIVE'S DEED

THIS DEED, made this 29 day of August, 1977,  
by and between RICHARD EUGENE HOOK, as Personal Representative  
of the Estate of Marvin Eugene Hook, Deceased, GRANTOR, and  
JACK O. MUNSON and JUDY M. MUNSON, in Joint Tenancy, of the  
County of El Paso, State of Colorado, GRANTEEES,

4.00

W I T N E S S E T H:

THAT, WHEREAS, GRANTOR is the qualified Personal  
Representative under the Last Will and Testament of the  
above named Decedent, which was admitted to probate on  
March 9, 1977, by the District Court in and for the County  
of El Paso, State of Colorado, Probate No. 07296; that said  
Personal Representative was appointed on March 9, 1977; and

DF  
585

WHEREAS, Paragraph Fifth of said Last Will and  
Testament provides, in part, as follows:

17980

"...my Executor shall have full power and auth-  
ority to sell, transfer, grant, convey, ex-  
change, lease, mortgage, pledge or otherwise  
encumber or dispose of, any or all of the real  
or personal property of my estate, and to bor-  
row money upon such terms and conditions, for  
such purpose, and for such consideration as  
she or he deems for the best interest of my  
estate."

STATE DOCUMENTARY  
SEP 7 1977  
FEE \$ 5.85

NOW, THEREFORE, pursuant to the power contained in  
the said Last Will and Testament, and for a valuable con-  
sideration, the GRANTOR does hereby sell and convey unto the  
GRANTEEES, the following described real property, situate in  
the County of El Paso, State of Colorado, to-wit:

The North Half of the East Half of the East half of the  
Southeast Quarter of Section 15 in Township  
12 South, Range 65 West of the 6th P.M.,  
11755 Green Acres Lane, Colorado Springs,  
Colorado, together with a 30 foot right of way  
extending 15 feet on each side of a center line  
which shall be the Westerly line of the tract of  
land herein conveyed produced Southerly to the  
Burgess Road which easement of Right of Way shall  
continue to be in full force and effect until there  
shall be opened a public road along one side of the  
tract herein conveyed so the second parties their  
grantees, heirs and assigns may have ingress to and  
egress from the tract herein conveyed.

with all appurtenances.

5215000015

11755 GREEN ACRES LANE

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BOOK 2958 PAGE 674

Executed the day and year first above written.

Richard E. Hook  
RICHARD EUGENE HOOK  
Personal Representative of the  
Estate of Marvin Eugene Hook, Deceased

STATE OF COLORADO )  
                          ) ss.  
COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me  
this 29 day of August, 1977, by RICHARD EUGENE  
HOOK, Personal Representative of the Estate of Marvin Eugene  
Hook, Deceased.

WITNESS MY HAND AND OFFICIAL SEAL.

My Commission Expires: 2.7.81



Pamela J. Giles  
Notary Public