

MER 243

MERGER BY CONTIGUITY OF PROPERTIES
SITUATED WITHIN UNINCORPORATED EL PASO COUNTY

By this document, it is hereby acknowledged that the properties listed below are merged together pursuant to the Nonconforming Lot or Parcel and Merger by Contiguity Sections of the El Paso County Land Development Code.

The property owner(s) formalizing the merger by contiguity are:

Address or location of property to be merged:

Current Tax Schedule number(s): 5208239001 and 5208239002

Legal Description: ALL BIK 39 BRENTWOOD COUNTRY CLUB+CABIN SITES TR 1
and LOT 4 BIK 38 BRENTWOOD COUNTRY CLUB+CABIN SITES TR 1

The properties described above have merged together pursuant to the Nonconforming Lot or Parcel and Merger by Contiguity Sections the El Paso County Land Development Code and are considered as one (1) parcel for purposes of zoning administration as the properties do not contain the required minimum lot area as specified within the RR-5 zoning district which is applicable to this property.

No portion of this merged property shall be sold or conveyed away individually or separately unless said portion and/or remaining portion:

- 1) Is brought into compliance with the zoning on the property, or
- 2) Is otherwise approved by El Paso County in accordance with applicable regulations.

Property Owner(s) signature:

VAZ QUES SANDRA
VAZ QUES SANDRA

Date: 12-2-24
Date: 12-2-24

NOTE: Merger does not relieve the property of compliance with regulations or criteria of other agencies or departments or of other applicable sections of the Land Development Code, except as otherwise expressly provided for in the Nonconforming Lot or Parcel and Merger by Contiguity Sectins of the Code.

- Merger does not eliminate lot lines or any easements associated with the property.
- Merger does not guarantee that the affected parcel will be considered as a "buildable parcel."

Steve Schleiker
12/13/2024 09:33:07 AM
Doc \$0.00 4
Rec \$28.00 Pages

El Paso County, CO

224098788

SUBMITTED IN CONFORMANCE WITH THE
NONCONFORMING LOT OR PARCEL AND MERGER BY
CONTIGUITY SECTIONS OF THE EL PASO COUNTY LAND
DEVELOPMENT CODE

12/15/24
Date


Director, Planning and Community Development

Exhibit A: Merger Map

EXHIBIT A



5208239001
GLADYS ST

ALL BLK 39 BRENTWOOD COUNTRY CLUB + CABIN SITES TF

5208239002
13280 PINE DR

LOT 4 BLK 38 BRENTWOOD COUNTRY CLUB + CABIN SITES TR 1



QUIT CLAIM PROPERTY DEED

Prepared By: Rodrigo Terrazas THIS DEED DATED THIS 11TH DAY OF SEPTEMBER, 2024 BETWEEN RODRIGO TERREZAS AND SANDRA VAZQUES

After recording Return To 1520 Glacier Drive CO 80910

WITNESS, THAT THE GRANTOR, RODRIGO TERRAZAS, FOR AND IN CONSIDERATION OF TEN DOLLARS AND NO/100 (\$10.00) THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, HAS REMISED, RELEASED, SOLD AND QUITCLAIMED, AND BY THESE PRESENTS DOES REMISE, RELEASE, SELL, AND QUITCLAIM, UNTO THE GRANTEE, SANDRA VAZQUES, HER HEIRS AND ASSIGNS FOREVER, IN SEVERALTY, ALL THE RIGHT, TITLE, INTEREST, CLAIM AND DEMAND WHICH THE GRANTOR HAS IN AND TO THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF EL PASO, STATE OF COLORADO, the following described lands situated in EL PASO COUNTY, COLORADO, described exactly as follows: the real estate located at the address of GLADYS ST LOT 39 ALSO KNOWN AS ALL BLK 39 BRENTWOOD COUNTRY CLUB + CABIN SITES TR1 in the county of El Paso, State of Colorado: with the legal description: ALL BLK 39 BRENTWOOD COUNTRY CLUB + CABIN SITES TR1 County of El Paso, State of Colorado: hereinafter called (lands,) together with all rights of these properties. Grantee shall have, receive, and enjoy it herein Granted undivided interest in and to all benefits which may accrue under the terms as the owner of the land described as if Grantee had been one of the lessors therein.

TO HAVE AND TO HOLD THE SAME, TOGETHER WITH ALL AND SINGULAR THE APPURTENANCES AND PRIVILEGES THEREUNTO BELONGING, OR IN ANYWISE THEREUNTO APPERTAINING ALL ESTATE, RIGHT, TITLE INTEREST AND CLAIM WHATSOEVER OF THE GRANTOR.

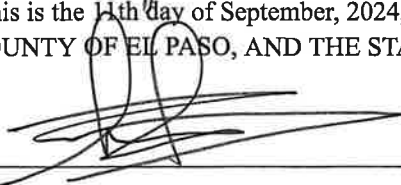
Grantor does hereby agree to defend all and singular the said property and to the said Grantee herein, their heirs, successors, executor words, personal representatives, and assigns against every person whomsoever claiming or to claim the same or any part thereof. This PROPERTY DEED shall bind and inure to the benefit of the heirs, successors and assigns of the parties hereto. It is the intent of the grantor to convey unto the Grantee, an undivided 100% interest of all Grantors property rights, interest, and claims in and to the lands as identically described above. This quit claim delivers all of the property rights property to the Grantee, SANDRA VAZQUES, WHO IS NOW SOLE OWNER OF PROPERTY RIGHTS AT GLADYS ST LOT 39 ALSO KNOWN AS ALL BLK 39 BRENTWOOD COUNTRY CLUB + CABIN SITES TR1 COUNTY OF EL PASO, STATE OF COLORADO. WITNESS my hand and sold this the 11th of September 2024, and effective as of September 11, 2024.

Grantor signature: Dated: 09/11/24



This instrument was acknowledged before me this is the 11th day of September, 2024, by RODRIGO TERRAZAS IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, AND THE STATE OF COLORADO.

Notary Public for the state of Colorado



Notary Printed Name: Myriam A. Marroquin Aguirre.

Notary Public in and for the State of COLORADO.

My appointment expires on 10-05-2026
MY CO NOTARY ACCOUNT ID = 20224038688

QUIT CLAIM PROPERTY DEED

Prepared By: ELIAS TERRAZAS THIS DEED DATED THIS 2ND DAY OF OCTOBER, 2017
BETWEEN ELIAS TERRAZAS AND SANDRA VAZQUES

After recording Return To 2618 WATERFRONTFRONT ST EVANS CO 80620
WITNESS, THAT THE GRANTOR, ELIAS TERRAZAS, FOR AND IN CONSIDERATION OF TEN DOLLARS AND NO/100 (10.00) THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, HAS REMISED, RELEASED, SOLD AND QUITCLAIMED, AND BY THESE PRESENTS DOES REMISE, RELEASE, SELL, AND QUITCLAIM, UNTO THE GRANTEE, SANDRA VAZQUEZ, HER HEIRS AND ASSIGNS FOREVER, IN SEVERALTY, ALL THE RIGHT, TITLE, INTEREST, CLAIM AND DEMAND WHICH THE GRANTOR HAS IN AND TO THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF EL PASO, STATE OF COLORADO, the following described lands situated in EL PASO COUNTY, COLORADO, described exactly as follows: the real estate located at the address of 13280 PINE DR ALSO KNOWN AS 13280 PINE DR ALSO KNOWN AS LOT 4 BLK 38 BRENTWOOD COUNTRY CLUB + CABIN SITES TR 1 in the County of El Paso, State of Colorado: with the Legal Description: LOT 4 BLK 38 BRENTWOOD COUNTRY CLUB + CABIN SITES TR 1 County of El Paso, State of Colorado: hereinafter called (Lands,) together with all rights of these properties. Grantee shall have, receive, and enjoy it herein Granted undivided interest in and to all benefits which may accrue under the terms as the owner of the land described as if Grantee had been one of the lessors therein.

TO HAVE AND TO HOLD THE SAME, TOGETHER WITH ALL AND SINGULAR THE APPURTENANCES AND PRIVILEGES THEREUNTO BELONGING, OR IN ANYWISE THEREUNTO APPERTAINING ALL ESTATE, RIGHT, TITLE INTEREST AND CLAIM WHATSOEVER OF THE GRANTOR

Grantor does hereby agree to defend all and singular the said property and to the said Grantee herein, their heirs, successors, executor words, personal representatives, and assigns against every person whomsoever claiming or to claim the same or any part thereof. This PROPERTY DEED shall bind and inure to the benefit of the heirs, successors and assigns of the parties hereto. It is the intent of the Grantor to convey unto the Grantee, an undivided 100% interest of all Grantors property rights, interest, and claims in and to the lands as identically described above. This Quit claim delivers all of the property rights property to the Grantee, SANDRA VAZQUES, who is now sole owner of property rights at 13280 PINE DR ALSO KNOWN AS LOT 4 BLK 38 BRENTWOOD COUNTRY CLUB + CABIN SITES TR 1. ALSO KNOWN AS LOTS 13280 PINE DR ALSO KNOWN AS LOT 4 BLK 38 BRENTWOOD COUNTRY CLUB + CABIN SITES TR 1 COUNTY OF EL PASO, STATE OF COLORADO.

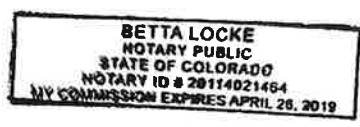
WITNESS my hand and sold this the SECOND day of OCTOBER 2017, and effective as of OCTOBER 02, 2017. Grantor Signature: Dated: 10/02/2017

Elias Terraza Garcia 10-02-2017

This instrument was acknowledged before me this the SECOND DAY OF OCTOBER, 2017, by ELIAS TERRAZAS IN THE CITY OF GREELEY, COUNTY OF WELD, AND STATE OF COLORADO.

Notary Public for the state of Colorado *Betta Locke 10-02-2017*

Notary Printed Name: BETTA LOCKE
Notary Public in and for the State of COLORADO.
My appointment expires on 04/26/2019.
MY CO NOTARY ACCOUNT ID = 20114021464



Chuck Broerman
04/04/2018 01:15:07 PM
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Rec \$13.00 Page

El Paso County, CO

218037888



Office of County Clerk and Recorder, El Paso County, State of Colorado.
Certified to be a full, true and correct copy of record in my office.

Instrument: 218037888 Book: Page:
Date: 06/14/2023 By: Kayla Deputy Clerk

Kayla Dudley
Steve Schleiker, El Paso County, CO Clerk & Recorder