

**RETURN RECORDED DOCUMENT TO:**  
Challenger Communities, LLC a Colorado Limited Liability  
Company  
8605 Explorer Drive Suite 250, Colorado Springs, CO 80920

Document Fee: \$134.20

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, dated 19th day of May, 2021, is made between **Better Land, LLC**, a Colorado limited liability company ("Grantor"), duly organized and existing under the laws of the State of Colorado

AND

**Challenger Communities, LLC a Colorado Limited Liability Company** ("Grantee"), duly organized and existing under the laws of the State of Colorado, whose legal address is 8605 Explorer Drive Suite 250, Colorado Springs, CO 80920.

**WITNESS**, that the Grantor(s), for and in consideration of One Million Three Hundred Thirty Four Two thousand and 00/100 Dollars (\$1,342,000.00) 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, and convey unto the Grantee, and the heirs, successors and assigns of the Grantee forever, all the real property, together with fixtures and improvements located thereon, if any, situate, lying and being in the County of El Paso and State of Colorado, described as follows:

**FOR LEGAL DESCRIPTION SEE EXHIBIT A**


ALSO KNOW AS: **Bent Grass Meadows Dr., Peyton, CO 80831**

**TOGETHER WITH**, all and singular the hereditaments and appurtenances thereunto 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 Grantee, and the heirs, successors and assigns of the Grantee forever. The Grantor, for the Grantor and the heirs, successors and assigns or the Grantor, warrants title to the same against all persons claiming by, through or under the Grantor, subject to the Statutory Exceptions

EXECUTED AND DELIVERED by Grantor on the date first set forth above.

**Better Land, LLC**, a Colorado limited liability company

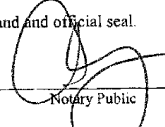
  
\_\_\_\_\_  
**Brian Bahr, Manager**

State of: Colorado }  
County Of EL PASO } ss.  
}


The foregoing instrument was subscribed, sworn to, and acknowledged before me this **May 19, 2021**, by **Brian Bahr, Manager for Better Land, LLC, a Colorado limited liability company**

My Commission expires:

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public

**\*\*If tenancy is unspecified, the legal presumption shall be tenants in common (C.R.S. 38-31-101)**

 36580LTG

## Exhibit 'A'

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SITUATED IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LATIGO BUSINESS CENTER FILING NO. 1 (RECEPTION NO. 205075726, EL PASO COUNTY, COLORADO RECORDS) (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1, WHICH BEARS N00°16'02"E" ASSUMED");

THENCE S89°42'50"E ALONG THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID FILING, 1010.80 FEET;

THENCE N00°17'10"E, 119.39 FEET;

THENCE ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 55° 58'18", A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 439.60 FEET;

THENCE N55°41'08"W, 198.31 FEET;

THENCE ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 16°06'20", A RADIUS OF 540.00 FEET, AN ARC LENGTH OF 151.79 FEET;

THENCE N39° 34'48"W, 279.73 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE PROPOSED EXTENSION OF BENT GRASS MEADOWS DRIVE (80' R.O.W.) AS PLATTED WITHIN SAID FILING (THE FOLLOWING FOUR (4) COURSES ARE ALONG SAID DRIVE'S EASTERLY RIGHT-OF-WAY LINE);

1) SOUTHWESTERLY ON A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING CENTRAL ANGLE OF 32°25'59", A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 297.18 FEET (THE CHORD TO SAID CURVE BEARS S40°27'14"W, A DISTANCE OF 293.23 FEET);

2) S24°14'14"W, 301.49 FEET,

3) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 23°58'12", A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 219.64 FEET;

4) S00°16'02"W, 206.50 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PREPARED BY:  
LAND DEVELOPMENT CONSULTANTS, INC.  
2850 SERENDIPITY CIRCLE WEST  
COLORADO SPRINGS, CO 80917  
PROJECT NO. 03078  
DATED MAY 13, 2009