



WARRANTY DEED

THIS DEED is dated December 23, 2020, and is made between Colorado Springs Mayberry, LLC, a Delaware limited liability company the "Grantor", and DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, the "Grantee," whose legal address is 2829 West Howard Place, Denver, Colorado 80204 of the City and County of Denver and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum **TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of El Paso and State of Colorado, described as follows:

See attached legal descriptions: Tract 1, Tract 2, and Tract 3

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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 Grantee and the Grantee's 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 ensembling 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 so ever, except and subject to: none; or the following matters:

And the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof.

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

Colorado Springs Mayberry, LLC

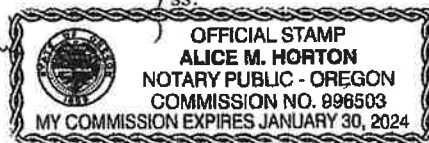
By:

John Micht

STATE OF *Oregon*

County of *Klamath*

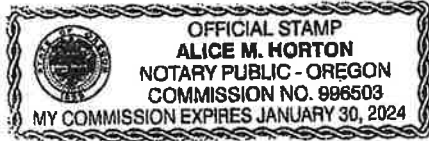
Alice M Horton



The foregoing instrument was acknowledged before me this 14th day of December, 2020,
by John Mick

Witness my hand and official seal.

My commission expires: January 30, 2021



Alice M. Horton
Notary Public

Eric Simonson, Colorado PLS No. 38560, Rampart Surveys, LLC, PO Box 5101, Woodland Park, CO 80866
Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

LEGAL DESCRIPTION – 40' DEDICATED R.O.W. TO CDOT, TRACT NO. 1:

A FORTY-FOOT (40') WIDE TRACT OF LAND FOR RIGHT-OF-WAY PURPOSES DEDICATED TO THE COLORADO DEPARTMENT OF TRANSPORTATION LYING OVER AND ACROSS A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 218019677, LOCATED IN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER (N1/2 NW1/4) OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 14, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 15 OF SAID TOWNSHIP 14 SOUTH, RANGE 63 WEST, AS MONUMENTED BY A REBAR AND 3-1/2" ALUMINUM CAP STAMPED "U.P.&E. PLS 116_4 1999", FROM WHICH THE NORTHEAST CORNER OF SAID NW1/4, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 14, AS MONUMENTED BY A REBAR AND 2" ALUMINUM CAP IN A RANGE BOX STAMPED "U.P.&E. PLS 11624 1999" BEARS S89°44'49"E, A DISTANCE OF 2606.55 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE S89°44'49"E ALONG THE NORTH LINE OF SAID NW1/4, A DISTANCE OF 2316.57 FEET;
THENCE S00°14'20"E, A DISTANCE OF 32.17 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 5527 AT PAGE 376 OF SAID COUNTY RECORDS AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE S00°14'20"E ALONG THE WEST LINE OF THAT TRACT AS DESCRIBED IN SAID BOOK 5527 AT PAGE 376, A DISTANCE OF 40.00 FEET;

THENCE N89°28'59"W, A DISTANCE OF 2266.97 FEET;

THENCE N00°01'09"E, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 94;

THENCE S89°28'59"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2266.79 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2.08 ACRES OF LAND, MORE OR LESS.

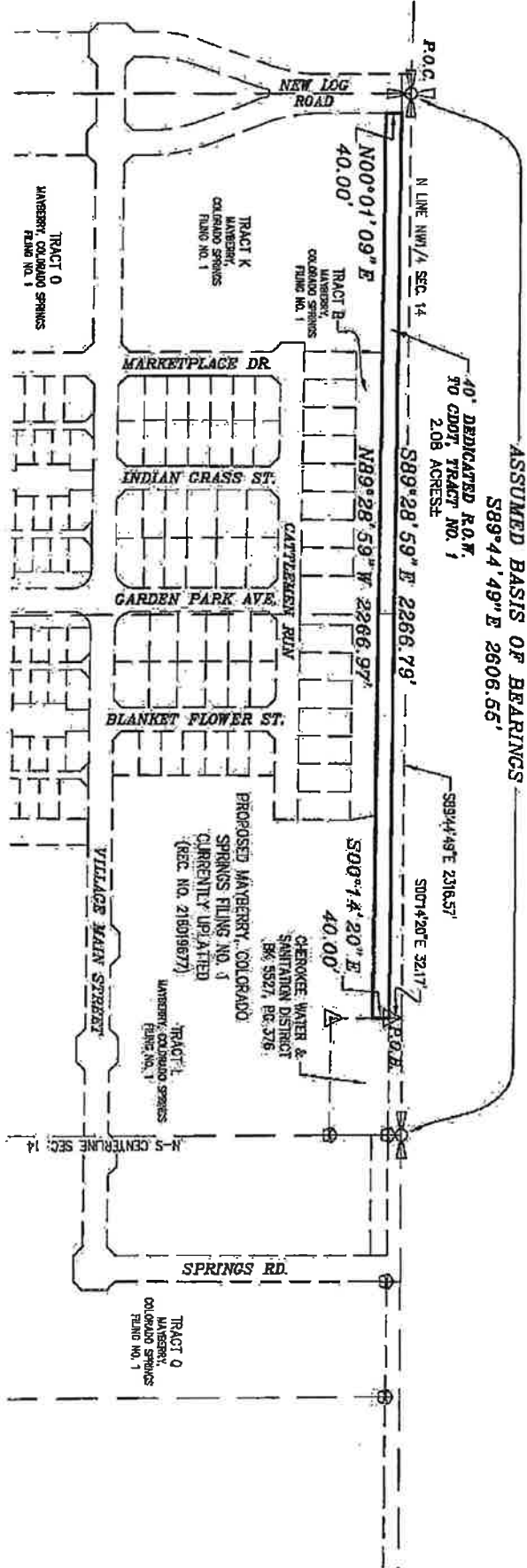
PREPARED BY:
ERIC SIMONSON, COLORADO PLS NO. 38560
FOR AND ON BEHALF OF RAMPART SURVEYS, LLC
PO BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920



EXHIBIT

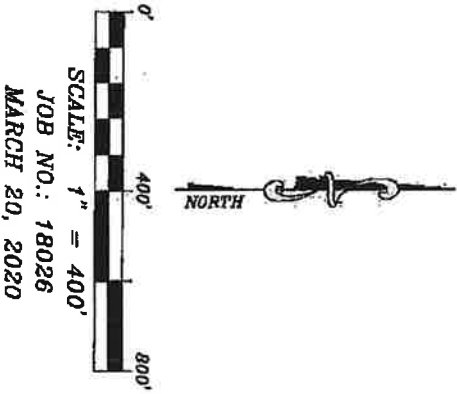
40' DEDICATED R.O.W. TO COLORADO DEPARTMENT OF TRANSPORTATION

STATE HIGHWAY 94
(100' ROW)



LEGEND:

- ⊕ FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
- △ FOUND REBAR AND YELLOW CAP STAMPED "UP&E PLS 11624"
- ⊕ FOUND 1/4 CORNER, REBAR AND 2" ALUMINUM CAP STAMPED "UP&E PLS 11624 1999"
- ⊕ FOUND SECTION CORNER, REBAR AND 3-1/2" ALUMINUM CAP STAMPED "UP&E PLS 116_4 1999"



JOB NO.: 18026
MARCH 20, 2020

RAMPART

SURVEYS

P.O. Box 5101
Woodland Park, CO. 80866
(719) 687-0920

LEGAL DESCRIPTION – 40' DEDICATED R.O.W. TO CDOT, TRACT NO. 2:

A FORTY-FOOT (40') WIDE TRACT OF LAND FOR RIGHT-OF-WAY PURPOSES DEDICATED TO THE COLORADO DEPARTMENT OF TRANSPORTATION LYING OVER AND ACROSS A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 218019677, LOCATED IN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (N1/2 NW1/4 NE1/4) OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 14, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 15 OF SAID TOWNSHIP 14 SOUTH, RANGE 63 WEST, AS MONUMENTED BY A REBAR AND 3-1/2" ALUMINUM CAP STAMPED "U.P.&E. PLS 116.4 1999", FROM WHICH THE NORTHEAST CORNER OF SAID NW1/4, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 14, AS MONUMENTED BY A REBAR AND 2" ALUMINUM CAP IN A RANGE BOX STAMPED "U.P.&E. PLS 11624 1999" BEARS S89°44'49"E, A DISTANCE OF 2606.55 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE S89°44'49"E ALONG THE NORTH LINE OF SAID NW1/4, A DISTANCE OF 2606.55 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S00°17'33"E, A DISTANCE OF 33.51 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 94, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 5527 AT PAGE 376 OF SAID COUNTY RECORDS AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE S89°28'59"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 298.96 FEET;

THENCE S00°00'00"W, A DISTANCE OF 40.00 FEET;

THENCE N89°28'59"W, A DISTANCE OF 298.79 FEET TO A POINT ON THE EAST LINE OF THAT TRACT AS DESCRIBED IN SAID BOOK 5527 AT PAGE 376;

THENCE N00°14'20"W ALONG SAID EAST LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 11,954 SQUARE FEET (0.27 ACRES) OF LAND, MORE OR LESS.

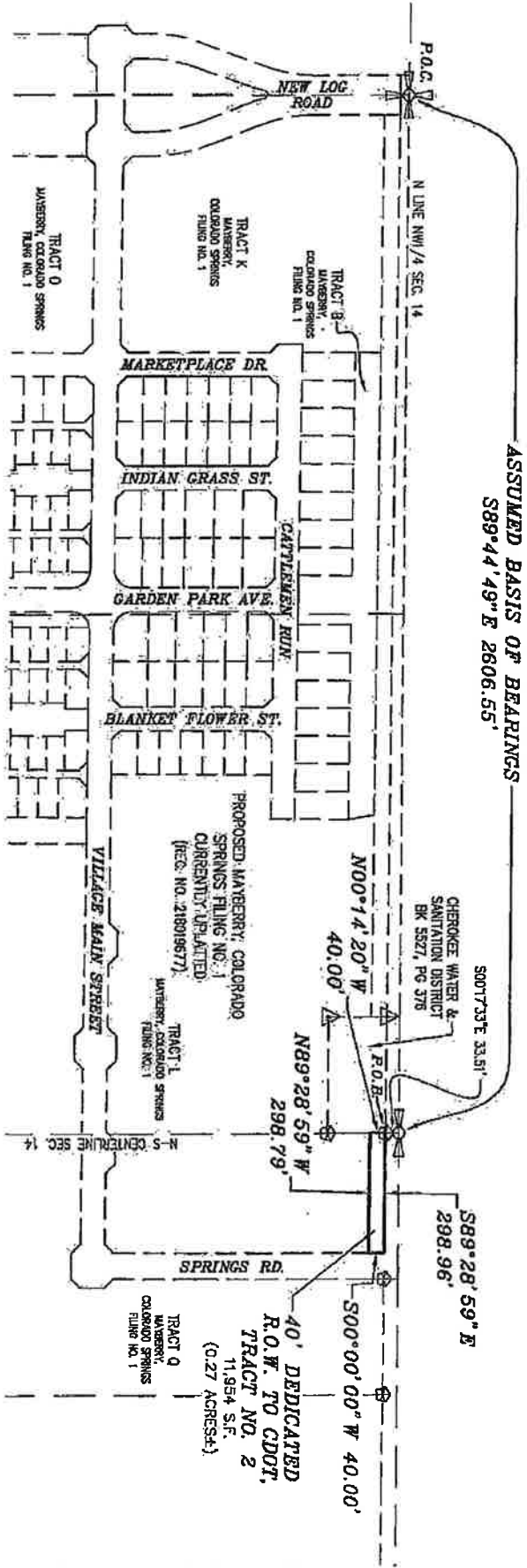
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EXHIBIT

40' DEDICATED R.O.W. TO COLORADO DEPARTMENT OF TRANSPORTATION

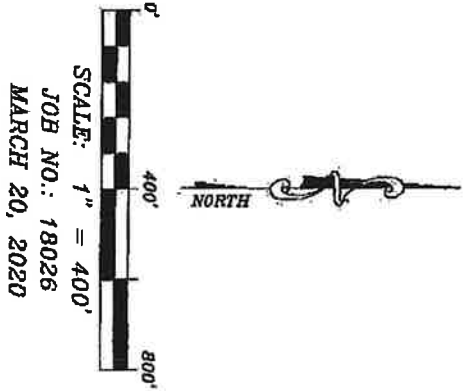
STATE HIGHWAY 94
(100' ROW)



ASSUMED BASIS OF BEARINGS
S89°44'49" E 2606.55'

LEGEND:

- ⊗ FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
- △ FOUND REBAR AND YELLOW CAP STAMPED "UP&E PLS 11624"
- ⊗ FOUND 1/4" CORNER, REBAR AND 2" ALUMINIUM CAP STAMPED "UP&E PLS 11624 1999"
- ⊗ FOUND SECTION CORNER, REBAR AND 3-1/2" ALUMINIUM CAP STAMPED "UP&E PLS 116_4 1999"



RAMPART

SURVEYS

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LEGAL DESCRIPTION – 40' DEDICATED R.O.W. TO CDOT, TRACT NO. 3:

A FORTY-FOOT (40') WIDE TRACT OF LAND FOR RIGHT-OF-WAY PURPOSES DEDICATED TO THE COLORADO DEPARTMENT OF TRANSPORTATION LYING OVER AND ACROSS A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 218019677, LOCATED IN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (N1/2 NW1/4 NE1/4) OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE S89°44'49"E ALONG THE NORTH LINE OF SAID NW1/4, A DISTANCE OF 2606.55 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID N1/2 NW1/4 NE1/4; THENCE S89°44'49"E ALONG THE NORTH LINE OF SAID N1/2 NW1/4 NE1/4, A DISTANCE OF 364.12 FEET; THENCE S00°00'00"W, A DISTANCE OF 35.18 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 94 AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE S89°28'59"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 521.28 FEET;

THENCE S00°00'00"E, A DISTANCE OF 40.00 FEET;

THENCE N89°29'00"W, A DISTANCE OF 521.28 FEET;

THENCE N00°00'00"E, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

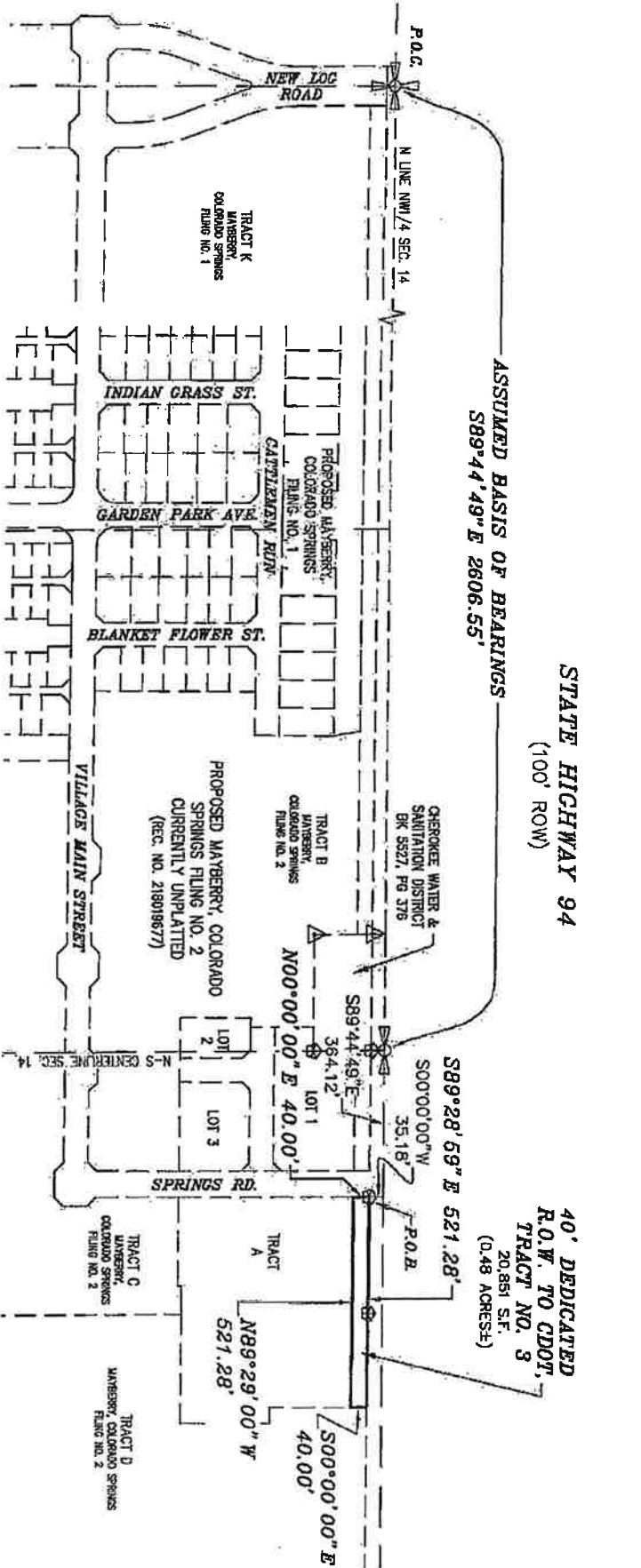
SAID TRACT CONTAINS 20,851 SQUARE FEET (0.48 ACRES) OF LAND, MORE OR LESS.

PREPARED BY:
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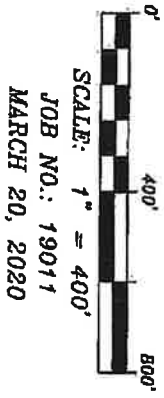
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