223046278 6/2/2023 10:02 AM
PGS 1 $13.00 DF $0.00
Electronically Recorded Official Records El Paso County CO
Steve Schleiker, Clerk and Recorder
TD1000 N

WHEN RECORDED RETURN TO:
Anderson, Dude & Lebel, P.C.
111 South Tejon Street, #400
Colorado Springs, CO 80903

QUITCLAIM DEED

THIS DEED, made this 31 day of May, 2023, between CHEROKEE METROPOLITAN DISTRICT, a Colorado special district pursuant to Title 32, C.R.S. ("Grantor"), of the County of El Paso and State of Colorado and PHI REAL ESTATE SERVICES, LLC, a Colorado limited liability company ("Grantee") whose legal address is 200 W. City Center Drive, Suite 200, Pueblo, CO 81003;

WITNESS, that the Grantor, for good and valuable consideration, 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, and the Grantee's heirs and assigns forever, all of the right, title, interest, claim and demand that the Grantor has in and to the real property, together with the fixtures and improvements located thereon, if any, situate, lying and being in the County of El Paso and State of Colorado, described as follows:

Tract A, Claremont Ranch Filing No 7
County of El Paso, State of Colorado
Schedule No. 5404303062

also known as: Vacant Land, Meadowbrook Parkway

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim, whatsoever, of the Grantor, either in law or in equity, to the only proper use, benefit and behalf of the Grantee, and the Grantee's heirs and assigns forever.

EXECUTED AND DELIVERED on the date set forth above.

CHEROKEE METROPOLITAN DISTRICT
a Colorado special district pursuant to Title 32, C.R.S.

By: Amy Lathen
Amy Lathen, General Manager

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

The foregoing instrument was acknowledged before me on May 31, 2023 by Amy Lathen as General Manager of Cherokee Metropolitan District, a Colorado special district pursuant to Title 32, C.R.S.

Witness my hand and official seal.

Connie L. Hughes
Notary Public
My commission expires: 04/18/2025

CONNIE L HUGHES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134022982
MY COMMISSION EXPIRES 04/18/2025