

SPECIAL WARRANTY DEED

THIS DEED, made this 15 day of NOVEMBER, 2019, between Courtyards at Woodmen Hills West Homeowners Association, a Colorado nonprofit corporation (“Grantor”) whose legal address is c/o Diversified Association Management, 4325 N. Nevada Ave. #100, Colorado Springs, CO 80907 and EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, whose legal address is 200 S. Cascade Avenue, Suite 100, Colorado Springs, CO 80903 (“Grantee” or “County”).

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, and Grantee’s heirs, successors and assigns, forever, all the real property, together with all improvements, if any, situate, lying and being in the County of El Paso, State of Colorado described as follows:

SEE EXHIBIT A ATTACHED HERETO

TOGETHER WITH all and singular the hereditaments and appurtenances thereto 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 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 Grantee, and Grantee’s heirs, successors and assigns forever. Grantor, for Grantor and Grantor’s heirs, successors, and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee’s heirs, successors, and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor and hereby warrants that the Property is free and clear of any lien or encumbrances, of whatever kind or nature soever, including taxes for 2018 and 2019 tax proration, except any easements and restrictions of record and taxes for subsequent years.

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

GRANTOR:

Courtyards at Woodmen Hills West Homeowners Association, Inc.
A Colorado nonprofit corporation



PRESIDENT

STATE OF Colorado)
)
COUNTY OF El Paso) SS.

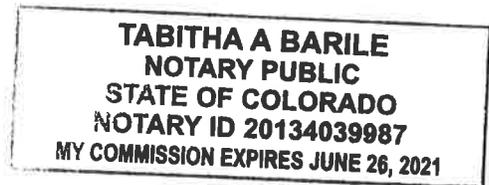
The foregoing instrument was acknowledged before me this 15 day of November, 2019, by Robert Kerbs, as President of Courtyards at Woodmen Hills West Homeowners Association, Inc.

Witness my hand and official seal.



Notary Public

My Commission expires: June 26, 2021





Drexel, Barrell & Co

NOVEMBER 12, 2018

LEGAL DESCRIPTION-RIGHT-OF-WAY EASEMENT

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

3 South 7th Street
Colorado Springs, CO 80905

719.260.0887
719.260.8352 Fax

A TRACT OF LAND LOCATED IN THE SE 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING A PORTION OF TRACT AA, COURTYARDS AT WOODMEN HILLS WEST SUBDIVISION, AS DESCRIBED IN THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 204099900 OF THE RECORDS OF EL PASO COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID COURTYARDS AT WOODMEN HILLS WEST SUBDIVISION FROM WHICH THE SOUTHEAST CORNER OF SAID SUBDIVISION IS ASSUMED TO BEAR S 00°03'53" W, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE S 00°03'53" W, 1179.92 FEET ALONG THE EAST LINE OF SAID COURTYARDS AT WOODMEN HILLS WEST SUBDIVISION TO THE TRUE POINT OF BEGINNING; THENCE S 00°03'53" W, 40.49 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH ON THE NORTH RIGHT-OF-WAY LINE OF WOODMEN ROAD AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 203218722 & 215032985 OF THE RECORDS OF EL PASO COUNTY;

THENCE 34.99 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT-OF-WAY LINE, SAID ARC HAVING A RADIUS OF 11632.00 FEET, A CENTRAL ANGLE OF 00°10'20" AND BEING SUBTENDED BY A CHORD THAT BEARS S 87°23'37" W, 34.99 FEET;

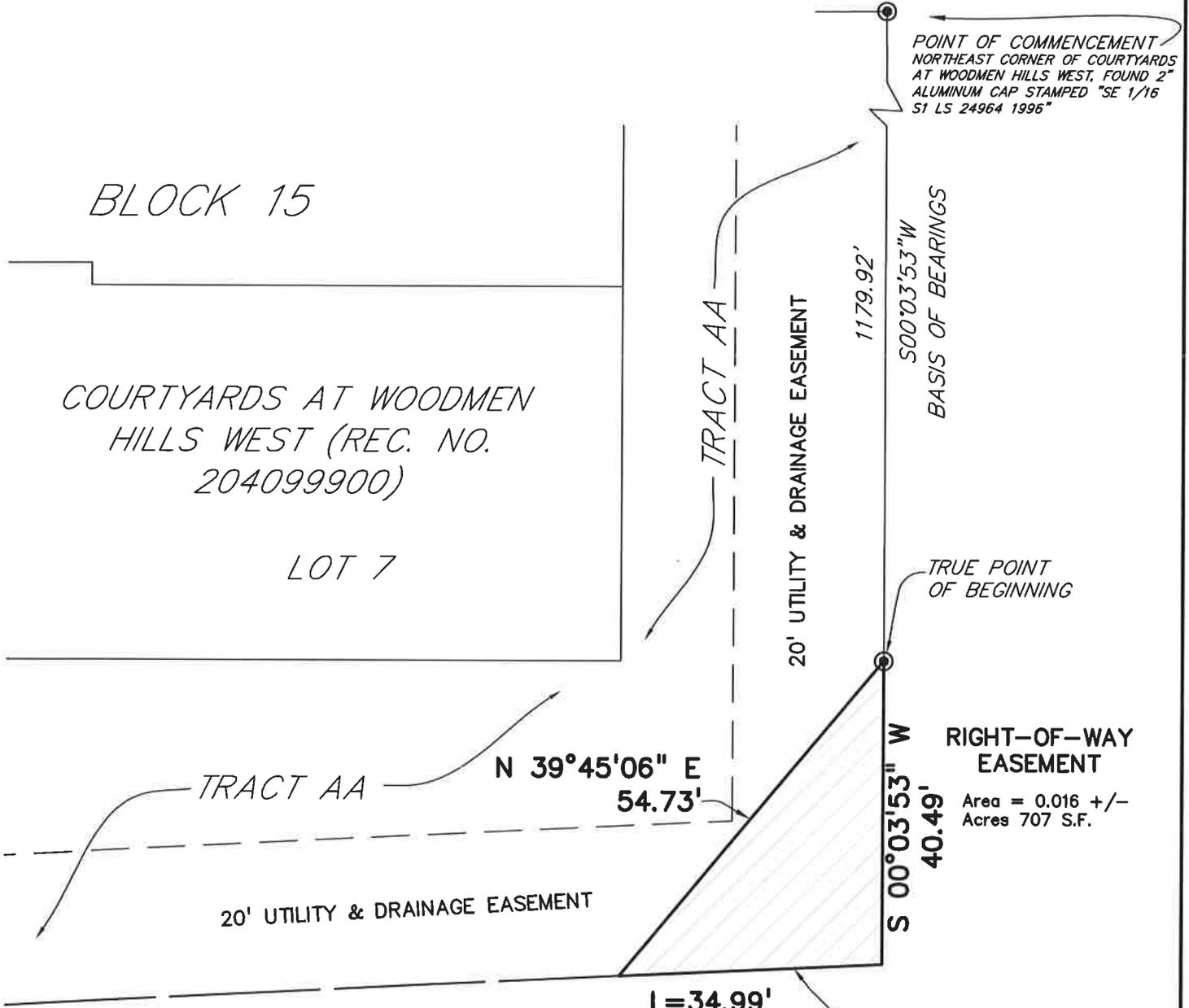
THENCE N 39°45'06" E, 54.73 FEET; TO THE EAST LINE OF SAID COURTYARDS AT WOODMEN HILLS WEST AND THE POINT OF BEGINNING. AREA= 707 SQ. FT. MORE OR LESS, 0.016 ACRES MORE OR LESS.

I, JOHN C. DAY, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

JOHN C. DAY, PLS 29413
DREXEL, BARRELL & CO.
3 SOUTH 7TH STREET
COLORADO SPRINGS, CO 80905
(719) 260-0887



EXHIBIT RIGHT-OF-WAY EASEMENT



E. WOODMEN ROAD
(PUBLIC R.O.W. VARIES,
RECEPTION NO. 215032985 &
203218722)

L=34.99'
 $\Delta=0^{\circ}10'20''$
R=11632.00'
CH=S87°23'37"W
34.99'



SCALE: 1"=20'

NOTE: THIS MAP IS NOT A LAND SURVEY
PLAT OR AN IMPROVEMENT SURVEY PLAT.
THE PURPOSE OF THIS MAP IS TO DEPICT
THE ATTACHED LEGAL DESCRIPTION.

PREPARED BY:			
 Drexel, Barrell & Co. 3 SOUTH 7TH STREET 1800 38TH STREET		Engineers/Surveyors COLORADO SPRINGS, COLORADO 80905 (719)260-0887 BOULDER, COLORADO 80301 (303)442-4338	
Revisions - Date	Date	Drawn By	Job No.
	11/12/18	GES	20988-00
	Scale	Checked By	Drawing No.
	1" = 20'	JCD	ESMT2