

STATEMENT OF AUTHORITY

- 1. This Statement of Authority relates to an entity named 6225 Vessey LLC, and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a limited liability company.
3. The entity is formed under the laws of: Colorado.
4. The mailing address for the entity is: 3515 N. Chestnut St., Colorado Springs, CO 80907.
5. The name or position of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Pawel Posorski, Manager.
6. The authority of the foregoing person(s) to bind the entity is not limited.

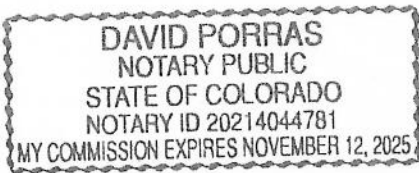
Executed this 16 day of JUNE, 2023.

[Signature]
Pawel Posorski

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

The foregoing instrument was acknowledged before me this 16th day of June, 2023, by Pawel Posorski.

Witness my hand and official seal.
[Signature]
Notary Public
My commission expires: 11/12/2025



Steve Schleiker
06/20/2023 01:56:06 PM
Doc \$0.00 1
Rec \$13.00 Page

El Paso County, CO
[Barcode]
223051954

QUIT CLAIM DEED

6225 Vessey LLC, a Colorado Limited Liability Company, by Pawel Posorski, its Manager (Grantor), whose street address is 3515 N. Chestnut St., City of Colorado Springs, CO 80907 County of El Paso and State of Colorado, for the consideration of one dollar, (\$ 1.00), in hand paid, hereby sell(s) and quitclaim(s) to Paul J. Billiard and Lesley R Billiard, as joint tenants (Grantees) whose street address is 6295 Vessey Rd., City of Colorado Springs CO 80908 County of El Paso and State of Colorado, the following real property in the County of El Paso and State of Colorado, to wit:

The AREA OF QUIT CLAIM as more particularly set forth on the Attached Exhibit "A".

known as: 6295 Vessey Road	Colorado Springs	CO	80908
Street Address	City	State	Zip

with all its appurtenances (Property).

Signed this 16 day of June, 2023.

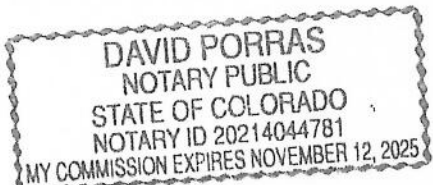
GRANTOR(S):
6225 Vessey LLC

By: [Signature] MANAGER
Pawel Posorski, Manager

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

The foregoing instrument was acknowledged before me this 16th day of June, 2023, by Pawel Posorski as Manager of 6225 Vessey LLC.

Witness my hand and official seal.
My commission expires: 11/12/2025



D4-10-19. QUIT CLAIM DEED

[Signature]
Notary Public

Steve Schleiker	El Paso County, CO
06/20/2023 01:56:06 PM	
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Rec \$23.00 Pages	

CROSSED PATHS SURVEYING SERVICES, INC.

**P.O. BOX 49742
COLORADO SPRINGS, COLORADO 80949
(719) 661-2349-4515**

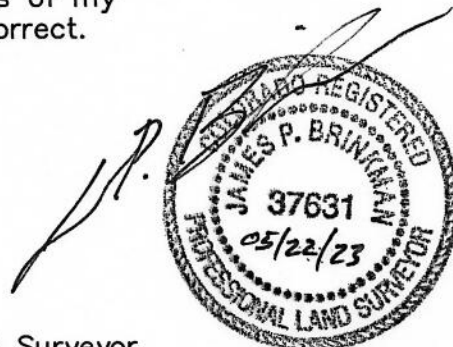
LEGAL DESCRIPTION:

Being a portion of a parcel of Land described in Deed dated July 01, 2022 (Reception number 222090101, El Paso County records, El Paso County, Colorado), and Being a portion of the parcel of Land described as Portion Originally retained by GLENN R. VESSEY by QUIT CLAIM DEED dated October 22, 2022 at Reception number 220169135, (said El Paso County records), situate in the North One-Half of SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., all Bearings Relative to the Southerly Line of Land Survey Plat dated June 29, 2022 (reception number 222900156 said El Paso County records), Monumented as shown which Bears North 88° 52' 30" West, 356.00 feet and being more particularly described as follows:

All lands lying Southerly of the following described line; Commencing at a found 1-1/4" iron pipe for the the Southeasterly corner of said Land Survey Plat; thence North 77° 52' 51" East to a point where it intersects the Southerly line of Book 1786 at Page 348 (said El Paso County Records), 54.58 feet being the POINT OF BEGINNING; thence North 77° 52' 51" East, 44.68 feet to a rebar and cap PLS 37631; thence North 84° 24' 14" East, 245.64 feet to a rebar and cap PLS 37631; thence South 86° 26' 09" East, to a point where it intersects the Southerly line of Book 1786 at Page 348 (said El Paso County Records), 289.08 feet to a rebar and cap PLS 37631 and the Termination of the described line.

SURVEYORS STATEMENT:

I, James P. Brinkman, a registered Professional Surveyor in the State of Colorado, do hereby state that the attached LEGAL DESCRIPTION and EXHIBIT were prepared under my supervision, and on the basis of my knowledge, information and belief, is correct.



JAMES P. BRINKMAN, Professional Land Surveyor
Colorado P.L.S. No. 37631
CROSSED PATHS SURVEYING SERVICES, INC.

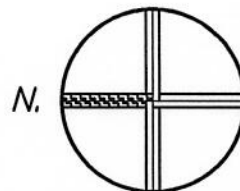
LEGAL DESCRIPTION EXHIBIT

A PORTION OF THE NORTH ONE-HALF OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., El Paso County, Colorado

rebar &
yellow cap
PLS 37631
(typ)

S86°26'11"E
292.91'

Portion Originally retained
by GLENN R. VESSEY
Reception number 220169135
(10/22/2022)



NOT TO SCALE

Reception no. 222090101
(07/01/2022)

Reception no. 222017591
(02/04/2022)

Book 1786, Page 348
(01/13/1960)

AREA OF
QUIT CLAIM

NORTH Line
Book 1829, Page 24

N84°24'14"E
245.64'
N77°52'51"E
44.68'

SOUTH LINE
Book 1786, Page 348

Current Owner identity protected

Book 1829, Page 24
(10/17/1960)

99.24'

POB

54.58'

POC

Book 2238, Page 49
(06/03/1968)

N88°52'30"W
356.00'

"BASIS OF BEARING"

3/4 iron pipe

**CROSSED PATHS SURVEYING
SERVICES, INC.**
P.O. BOX 49742
COLORADO SPRINGS,
COLORADO 80949
(719) 661-2349
jimpls@xpathinc.com

Exhibit "A"
Sheet 2 of 2

JOB NO. 2207150Pe

DATE: 12/11/22

BY: JPB

QUIT CLAIM DEED

6225 Vessey LLC, a Colorado Limited Liability Company, by Pawel Posorski, its Manager (Grantor), whose street address is 3515 N. Chestnut St., City of Colorado Springs, CO 80907 County of El Paso and State of Colorado, for the consideration of one dollar, (\$ 1.00), in hand paid, hereby sell(s) and quitclaim(s) to Mary Pirrone and Vincent Pirrone, as joint tenants (Grantees) whose street address is 6145 Vessey Rd., City of Colorado Springs CO 80908 County of El Paso and State of Colorado, the following real property in the County of El Paso and State of Colorado, to wit:

The AREA OF QUIT CLAIM as more particularly set forth on the Attached Exhibit "A".

known as: 6145 Vessey Road Colorado Springs CO 80908
Street Address City State Zip

with all its appurtenances (Property).

Signed this 16 day of June, 2023.

GRANTOR(S):

6225 Vessey LLC

By: [Signature] MANAGER

Pawel Posorski, Manager

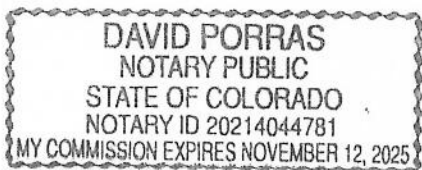
STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 16th day of June, 2023, by Pawel Posorski as Manager of 6225 Vessey LLC.

Witness my hand and official seal.

My commission expires: 11/12/2023

[Signature]
Notary Public



D4-10-19. QUIT CLAIM DEED

Steve Schleiker
06/20/2023 01:56:06 PM
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CROSSED PATHS SURVEYING SERVICES, INC.

**P.O. BOX 49742
COLORADO SPRINGS, COLORADO 80949
(719) 661-2349-4515**

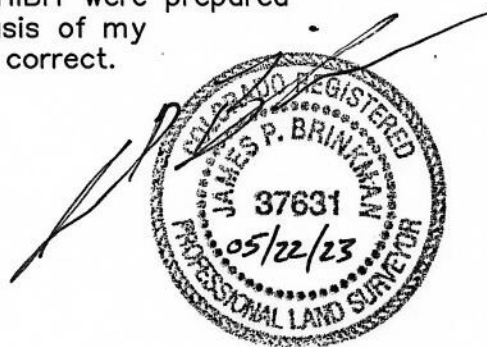
LEGAL DESCRIPTION:

Being a portion of a parcel of Land described in Special Warranty Deed under reception number 222090101, dated July 01, 2022 (El Paso County records, El Paso County, Colorado), situate in the North One-Half of SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., all Bearings Relative to the Southeasterly Line of Land Survey Plat dated January 07, 2022 (reception number 222900009, said El Paso County records), Monumented as shown which Bears North 00° 07' 06" East, 330.27 feet and being more particularly described as follows:

All lands lying Westerly of the Easterly line, as shown on said Land Survey Plat (reception number 222900009, said El Paso County records), extended Northerly to the Northerly line of said parcel (reception number 222090101, said El Paso County records) and Lying Northerly of the Southerly line, described by deed CALL as West 26 feet, of said parcel.

SURVEYORS STATEMENT:

I, James P. Brinkman, a registered Professional Surveyor in the State of Colorado, do hereby state that the attached LEGAL DESCRIPTION and EXHIBIT were prepared under my supervision, and on the basis of my knowledge, information and belief, is correct.



JAMES P. BRINKMAN, Professional Land Surveyor
Colorado P.L.S. No. 37631
CROSSED PATHS SURVEYING SERVICES, INC.

LEGAL DESCRIPTION EXHIBIT

A PORTION OF THE NORTH ONE-HALF OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., El Paso County, Colorado

AREA OF QUIT CLAIM

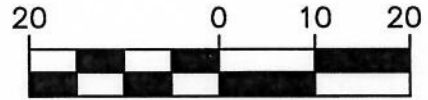
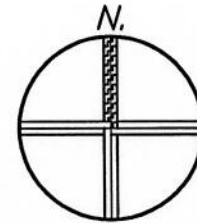
VESSEY ROAD
(60' ROW)

Reception no. 221058554
(03/24/2021)

Book 1810, Page 190
(02/24/1960)

(160' Deed)
N00°24'47"W 159.18'

129.46'
EXTENDED EASTERLY LINE
N00°07'06"E 159.46'



SCALE: 1" = 20'

(S88°52'30"E
335.85' LSP)

rebar & orange cap PLS 30106;
3/4 iron pipe
S55°W-0.5'

Reception no. 222090101
(07/01/2022)

Reception no. 220123315
(08/17/2020)

Book 1828, Page 134
(10/17/1960)

N89°36'55"W 26.00'
(N88°52'30"W 26' Deed)

Reception no. 219066514
(06/17/2019)

Book 1966, Page 48
(07/19/1963)

Book 1752, Page 76
(06/29/1959)

EASTERLY Line
LSP (RECEPTION NO. 222900009)
"BASIS OF BEARING"

LAND SURVEY PLAT
(Reception no. 222900009)
LAND SURVEY PLAT
(Reception no. 222900156)

Book 2238, Page 49
(06/03/1968)

Book 1752, Page 76
(06/29/1959)

1/2 iron pipe

N00°07'06"E 330.27'
(N00°06'11"E 330.16' LSP)

N00°02'38"E
185.16'

1-1/4 iron pipe -Leans

JOB NO. 2207150Pc

**CROSSED PATHS
SURVEYING
SERVICES, INC.**
P.O. BOX 49742
COLORADO SPRINGS,
COLORADO 80949
(719) 661-2349
jimpls@xpathinc.com

DATE: 12/11/22

BY: JPB

QUIT CLAIM DEED

Paul J. Billiard and Lesley R. Billiard, as joint tenants (Grantors) whose street address is 6295 Vessey Rd., City of Colorado Springs CO 80908 County of El Paso and State of Colorado, for the consideration of one dollar, (\$ 1.00), in hand paid, hereby sell(s) and quitclaim(s) to 6225 Vessey LLC, a Colorado Limited Liability Company (Grantee), whose street address is 3515 N. Chestnut St., City of Colorado Springs, CO 80907 County of El Paso and State of Colorado, the following real property in the County of El Paso and State of Colorado, to wit:

The AREA OF QUIT CLAIM as more particularly set forth on the Attached Exhibit "A".

known as: 6295 Vessey Road Colorado Springs CO 80908
Street Address City State Zip

with all its appurtenances (Property).

Signed this 16th day of June, 2023.

GRANTOR(S):

Paul J. Billiard
Paul J. Billiard

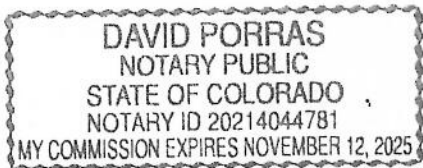
Lesley R. Billiard
Lesley R. Billiard

STATE OF COLORADO)
COUNTY OF EL PASO) ss.

The foregoing instrument was acknowledged before me this 16th day of June, 2023, by Paul J. Billiard and Lesley R. Billiard.

Witness my hand and official seal.
My commission expires: 11/12/2025

David J. Porras
Notary Public



D4-10-19. QUIT CLAIM DEED

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06/20/2023 01:56:06 PM
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El Paso County, CO



223051955

JB ARB

CROSSED PATHS SURVEYING SERVICES, INC.

**P.O. BOX 49742
COLORADO SPRINGS, COLORADO 80949
(719) 661-2349-4515**

LEGAL DESCRIPTION:

Being a portion of a parcel of Land as described by Deed in Book 1829 at Page 24, dated October 17, 1960 (El Paso County records, El Paso County, Colorado), and Being a portion of the parcel of Land referenced hereon as Portion Originally retained by GLENN R. VESSEY by QUIT CLAIM DEED dated October 22, 2022 at Reception number 220169135, (said El Paso County records), situate in the North One-Half of SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., all Bearings Relative to the Southerly Line of Land Survey Plat dated June 29, 2022 (reception number 222900156 said El Paso County records), Monumented as shown which Bears North 88° 52' 30" West, 356.00 feet and being more particularly described as follows:

All lands lying Easterly of the Easterly line of said LAND SURVEY PLAT and lying Northerly of the described Line as follows; Beginning at the Southeasterly corner of the parcel of Land described in Book 2238 at Page 49 (said El Paso County records) as shown on said LAND SURVEY PLAT; thence N77°52'55"E to a point where it intersects the Southerly line of Book 1786 at Page 348 (said El Paso County Records), 54.58 feet.

SURVEYORS STATEMENT:

I, James P. Brinkman, a registered Professional Surveyor in the State of Colorado, do hereby state that the attached LEGAL DESCRIPTION and EXHIBIT were prepared under my supervision, and on the basis of my knowledge, information and belief, is correct.

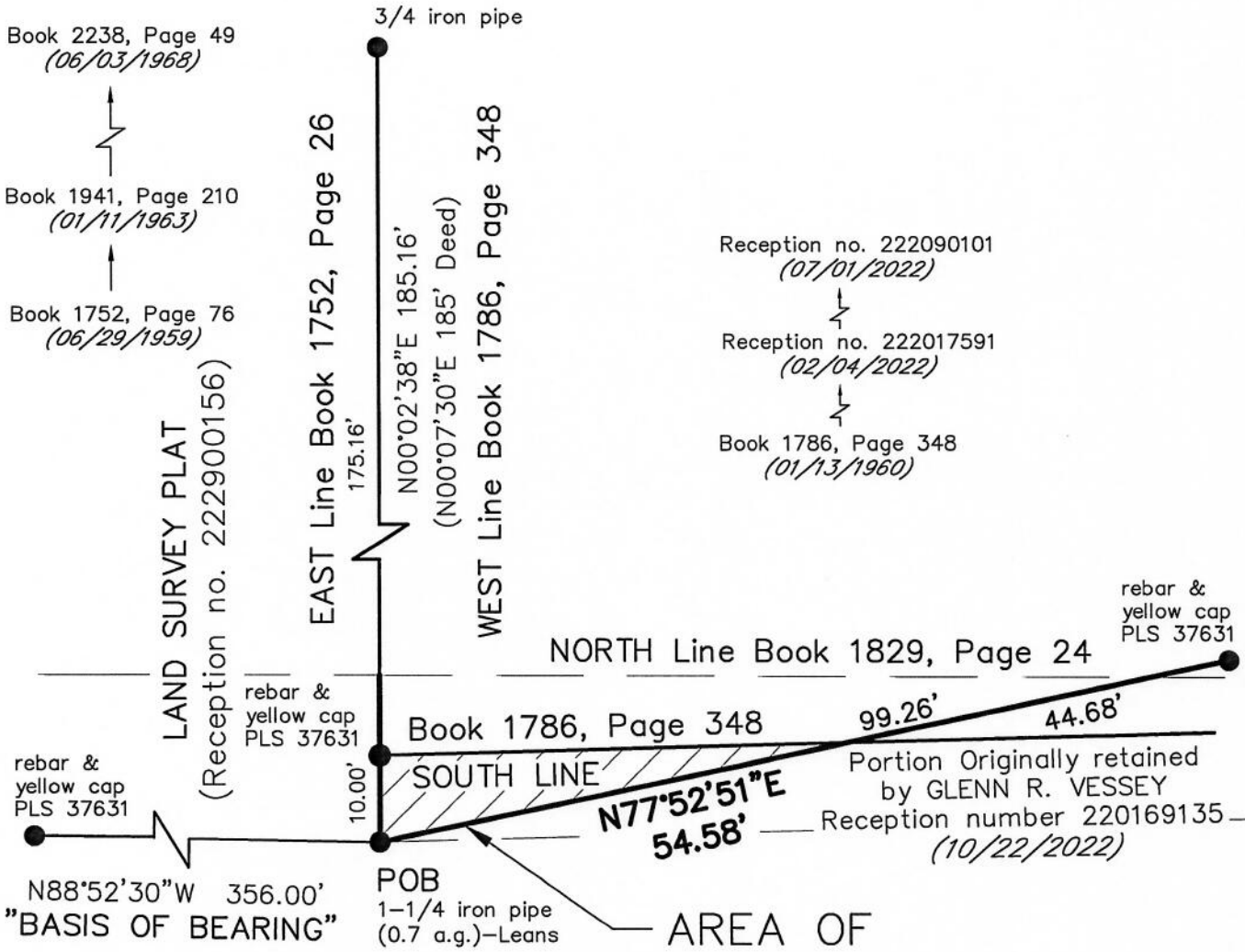


JAMES P. BRINKMAN, Professional Land Surveyor
Colorado P.L.S. No. 37631
CROSSED PATHS SURVEYING SERVICES, INC.

PB LRB

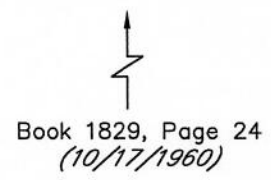
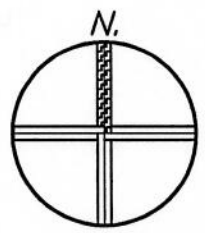
LEGAL DESCRIPTION EXHIBIT

A PORTION OF THE NORTH ONE-HALF OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., El Paso County, Colorado



AREA OF QUIT CLAIM

Current Owner idnty protected



SCALE: 1" = 30'