

D.F. #0.00

## General Warranty Deed

JACOB R. SNELL AND SHANTELL C. SNELL, whose street address is 1725 Rock Creek Canyon Road, Colorado Springs, CO 80926, ("Grantor"), for the consideration of one hundred thirty-five thousand five hundred and no/100 dollars (\$135,500.00) paid, does hereby grant and convey to the CITY OF COLORADO SPRINGS, a home rule city and Colorado municipal corporation whose street address is 30 South Nevada Avenue, Suite 502, Colorado Springs, Colorado 80903, County of El Paso, State of Colorado, ("Grantee"), the following real property situated in the City of Colorado Springs, El Paso County, in the State of Colorado, to wit:

The property legally described on Exhibit A and depicted on Exhibit B attached hereto and made a part hereof, also known as a portion of El Paso County Tax Schedule Number 75000-00-244;

Together with all of its appurtenances and Grantor warrants the title the same subject to any easements, conditions, and restrictions of record.

The conveyance of the real property herein described was accomplished with funding through the Trails, Open Space and Parks ("TOPS") program. All current or future activities on the real property herein described are subject to the requirements set forth in §4.6.101 *et. seq.* of the Code of the City of Colorado Springs 2001, as amended.

Signed this 8<sup>th</sup> day of February, 2019.

Grantor:

x Jacob R. Snell

by: Shantell C. Snell attorney in fact

Jacob R. Snell BY SHANTELL C. SNELL  
AS ATTORNEY IN FACT

State of Alaska

County of 4th Judicial District ss.

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of February, 2019 by Jacob R. Snell. BY SHANTELL C. SNELL AS ATTORNEY IN FACT

Witness my hand and official seal.

My Commission expires: 1/21/2023

STATE OF ALASKA  
NOTARY PUBLIC

Jennifer Nachtrieb

My Commission Ends January 21, 2023



J. Nachtrieb  
Notary Public

RES File # 17682

Resolution # 41-13



55251198

Grantor:

Shantell C Snell

Shantell C. Snell

State of AlaskaCounty of 4th Judicial District ss.The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of February, 2019 by Shantell C. Snell.

Witness my hand and official seal.

My Commission expires: 1/21/2023STATE OF ALASKA  
NOTARY PUBLIC

Jennifer Nachtrieb

My Commission Ends January 21, 2023

Jf Nachtrieb  
Notary Public

Grantee:

CITY OF COLORADO SPRINGS, a home rule city and  
Colorado municipal corporation

Accepted:

By:

Darlene Kennedy

Darlene Kennedy, Real Estate Services Manager

Date: February 14, 2019

By:

Karen Palus

Karen Palus, Parks Recreation &amp; Cultural Services Director

Approved as to Form:

[Signature]  
Office of the City Attorney

**EXHIBIT "A"****CITY OF COLORADO SPRINGS****DATE: NOVEMBER 27, 2017****PARCEL OF LAND****THE SW ¼ SE ¼ SECTION 26, TOWNSHIP 15 SOUTH, RANGE 67 WEST  
SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO****LEGAL DESCRIPTION**

A tract or parcel of land for the City of Colorado Springs, State of Colorado, located within the Southwest Quarter of the Southeast Quarter of Section 26, Township 15 South, Range 67 West of the Sixth Principal Meridian, in El Paso County, Colorado, said tract or parcel of land being more particularly described as follows:

**The Southwest Quarter of the Southeast Quarter, all in Section 26, Township 15 South, Range 67 West of the 6<sup>th</sup> P.M., County of El Paso, State of Colorado;**

*described*

**Except a parcel of land ~~described~~ as follows:**

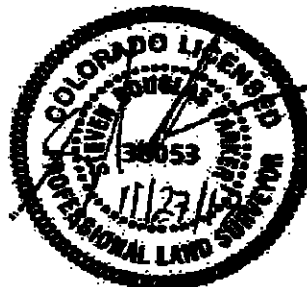
Commencing at the South Quarter Corner of said Section 26, a 1992 Aluminum Cap on a 2½ inch pipe, thence North 89°43'16" East, along the South Line of the Southeast Quarter of said Section 26, a distance of 868.64 feet, to the TRUE POINT OF BEGINNING;

1. Thence North 0°03'53" West, a distance of 800.00 feet;
2. Thence North 86°53'58" East, a distance of 447.00 feet to a point on the East Line of the Southwest Quarter of the Southeast Quarter of said Section 26;
3. Thence along said East Line, South 0°10'41" East, a distance of 822.00 feet, to the East Sixteenth Corner of said Section 26;
4. Thence along the South Line of the Southeast Quarter of said Section 26, North 89°43'16" East, a distance of 448.00 feet, to the TRUE POINT OF BEGINNING, containing 8.326 acres, more or less.

The above described tract or parcel of land contains 31.918 acres, more or less.

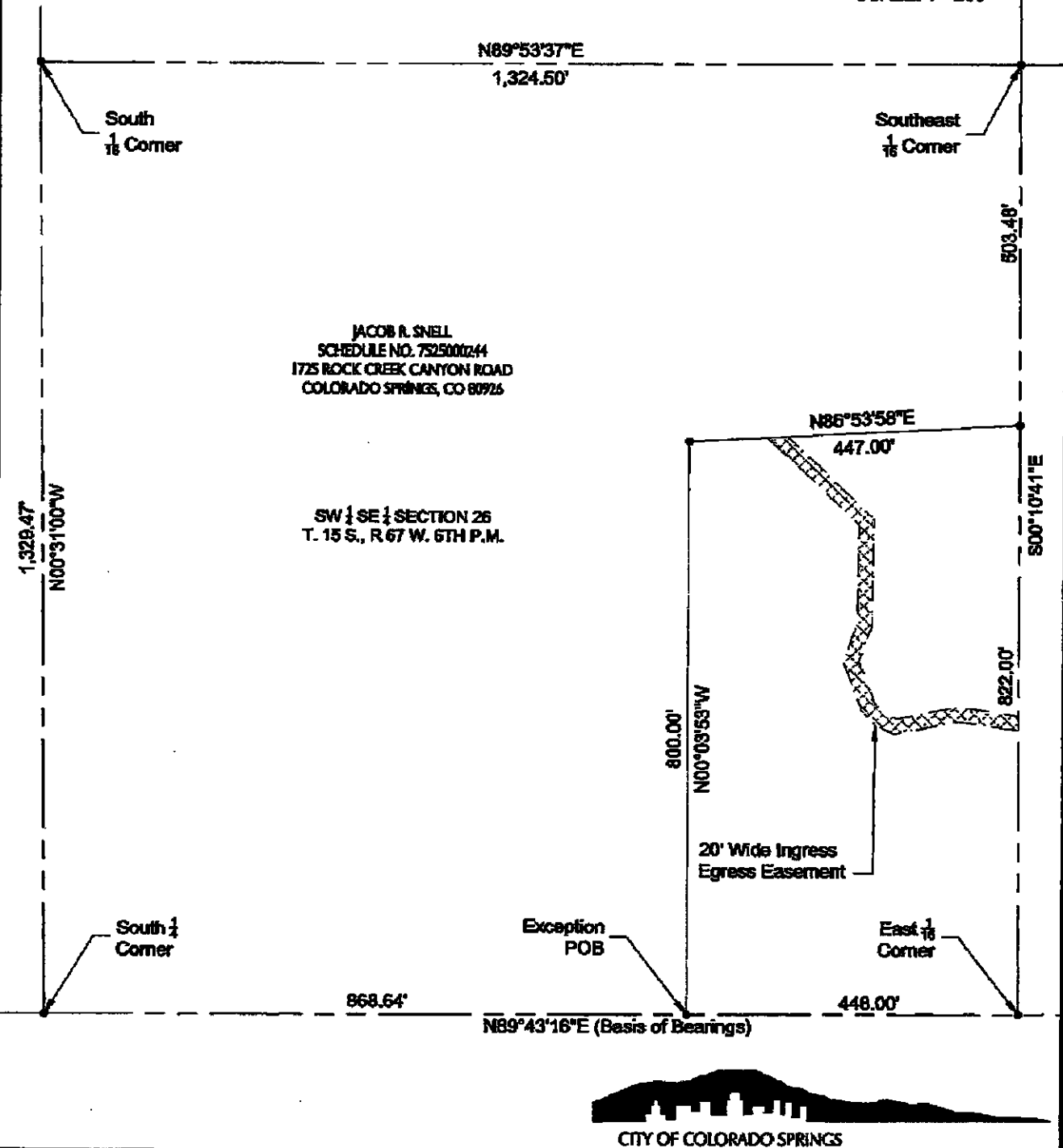
Basis of Bearings: Bearings are based on the South Line of the Southeast Quarter of Section 26, Township 15 South, Range 67 West, of the Sixth Principal Meridian, being North 89°43'16" East, from the South Quarter Corner, a 1992 Aluminum Cap on a 2½ inch pipe, to the Southeast Corner of said Section 26, a 6"x6" granite stone in a mound.

Prepared for and on behalf of the  
City of Colorado Springs  
Steven D. Parker, PLS#38053  
Farnsworth Group, Inc.  
4755 Forge Road - Suite 150  
Colorado Springs, CO 80907



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS ONLY INTENDED TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

• REPRESENTS A CHANGE IN COURSE ONLY



**Farnsworth**  
GROUP

4755 FORGE ROAD, SUITE 150  
COLORADO SPRINGS, COLORADO 80907  
(719) 590-9194 / info@f-w.com

CITY OF COLORADO SPRINGS  
SNELL PARCEL OF LAND  
EXHIBIT B

Project No: 0151726  
Book No:  
Drawn by: SDP  
Reviewed: JPE  
Date: 11/27/2017

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