

Quit Claim Deed

(Pursuant to 38-30-116 C.R.S.)

THIS DEED, made on 3rd day of June, 2019 by Kevin O'Neil, as managing member for OGC RE2, LLC Grantor(s), of the County of El Paso and State of Colorado for the consideration of **TEN AND NO/100 (\$10.00)** dollars which is hereby acknowledged, hereby sells and quitclaims to Jeffrey and Desiree Westfall Grantee(s), **Joint Tenants**, whose street address is _____ County of _____, State of _____, the following real property in the County of El Paso, and State of **Colorado**, to wit:

See attached Exhibit A, which is incorporated herein by reference.

also known by street and number as 0 McClelland Road, Calhan, CO 80835

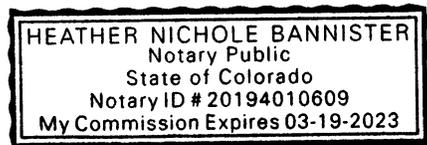
with all its appurtenances; explicitly excluding the transfer of any water rights associated with this property.

OGC RE2, LLC



By: Kevin O'Neil, Manager

State of Colorado)
County of El Paso)ss
)



The foregoing instrument was acknowledged before me this day of 3rd of June, 2019
by Kevin O'Neil



Notary Public
My commission expires 03/19/23

When recorded return to: Kevin O'Neil, P.O. Box 1385, Colorado Springs, CO 80901-1385

Chuck Broerman
06/03/2019 03:23:01 PM
Doc \$0.00 3
Rec \$23.00 Pages

El Paso County, CO



219060197



3898 Maizeland Road
Colorado Springs, CO 80909

Phone: 719-528-6133
Fax: 719-528-6848

Surveying • Planning

www ldc-inc.com

EXHIBIT "A"

**MOUNTAINS EDGE
EAST PARCEL
Project No. 08019
May 24, 2019
Sheet 1 of 2**

LEGAL DESCRIPTION:

A tract of land in the North Half of the North Half of the Southwest Quarter of Section 13, Township 12 South, Range 63 West of the 6th P.M., El Paso County Colorado, described as follows:

COMMENCING at the West Quarter corner of said Section 13;

Thence along the Northerly line of said Southwest Quarter, S 87°49'24" E a distance of 1868.49 feet to the POINT OF BEGINNING; (bearings referred to herein are relative to the Northerly line of said Southwest Quarter, assumed to be S 87°49'24" E)

Thence continue along said Northerly line, S 87°49'24" E, 734.00 feet to the Center Quarter corner of said Section;

Thence S 00°14'40" E along the Easterly line of said Southwest Quarter a distance of 657.32 feet to the Southeast corner of said North Half of the North Half;

Thence N87°48'59" W along the Southerly line of said North Half of the North Half, 387.37 feet;

Thence N 21°49'13" W, 136.75 feet;

Thence N 33°20'14" W, 179.89 feet;

Thence N 36°14'11" W, 202.46 feet;

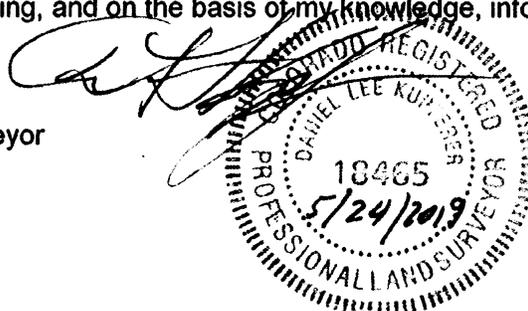
Thence N 20°22'39" W, 138.52 feet;

Thence N 17°31'18" W, 104.90 feet to the POINT OF BEGINNING.

Containing 8.612 acres (375,124 square feet), more or less.

SURVEYOR'S STATEMENT: I, Daniel L. Kupferer, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached LEGAL DESCRIPTION and EXHIBIT were prepared under my direct responsibility, supervision, and checking, and on the basis of my knowledge, information and belief, are correct.

Daniel L. Kupferer, Professional Land Surveyor
Colorado P.L.S. No. 18465
For and on behalf of LDC, Inc.



LEGAL DESCRIPTION EXHIBIT A

A PORTION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, T12S, R63W RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

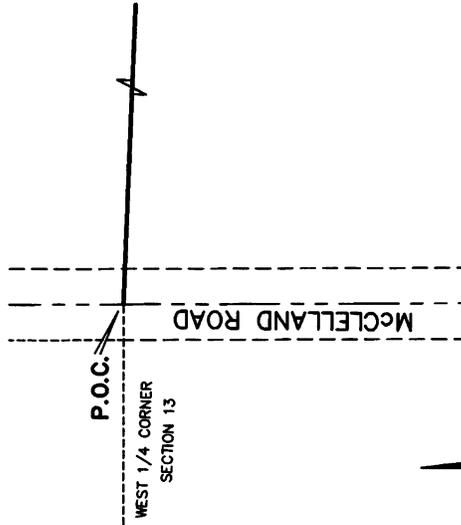
"BEARING BASIS"
S87°49'24"E 1888.49'

P.O.B.

S87°49'24"E 734.00'

N LINE SW 1/4

CENTER 1/4 CORNER
SECTION 13



P.O.C.
WEST 1/4 CORNER
SECTION 13

8.612 ACRES (375,124 SQ. FT.)

S00°14'40"E 657.32'

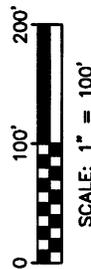
E LINE SW 1/4



N67°48'59"W 387.37'

S LINE N 1/2, N 1/2

EXHIBIT "A"
SHEET 2 OF 2



<p>Land Development Consultants, Inc. PLANNING • SURVEYING www.ldc-inc.com • TEL: (719) 528-6133 • FAX: (719) 528-5648 3800 MAZELAND ROAD • COLORADO SPRINGS, CO 80909</p>		<p>NOTE: This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.</p>																					
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DESCRIPTION	DATE	BY																	<p>PROJECT NO. 08019</p>	<p>DRAWN BY: BRH CHECKED BY: DLK</p>
NO.	DESCRIPTION	DATE	BY																				
<p>DATE: 06/24/19</p>		<p>SHEET 2 OF 2</p>																					