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8/22/2022 1:20 PM
\$23.00 DF \$0.00

Electronically Recorded Official Records El Paso County CO
Chuck Broerman, Clerk and Recorder
TD1000 N

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

THIS DEED, made on **August 22nd, 2022** by **SECLUSION DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY** Grantor(s) of the County of **El Paso** and State of **Colorado** for the consideration of ***** Ten Dollars and Other Good and Valuable Consideration ***** dollars in hand paid, hereby sells and quitclaims to **ANDREW MAXWELL MAKINGS AND EMILEE ANN MAKINGS** Grantee(s), as , whose street address is County of El Paso, State of Colorado, the following legally described water rights:

SEE EXHIBIT B ATTACHED

Appurtenant to:

See attached "Exhibit A"

also known by street and number as 12172 GOODSON ROAD (VACANT LAND), COLORADO SPRINGS, CO 80908

SECLUSION DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: G3 INVESTMENTS, INC., A COLORADO CORPORATION, ITS MANAGER


By: 
GEORGE C. HESS, III, PRESIDENT

State of Colorado)
County of EL PASO)ss.

ANDREA L GOLLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974001561
My Commission Expires: January 11, 2025

The foregoing instrument was acknowledged before me on this day of August 22nd, 2022 by GEORGE C. HESS, III AS PRESIDENT OF G3 INVESTMENTS, INC., A COLORADO CORPORATION AS MANAGER OF SECLUSION DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

Witness my hand and official seal

My Commission expires: 1/11/2025 
Notary Public

When recorded return to: **ANDREW MAXWELL MAKINGS AND EMILEE ANN MAKINGS**



Exhibit A

PARCEL 1:

A PORTION OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 219050325 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING:

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND ARE ASSUMED TO BEAR S00°28'41"E, MONUMENTED ON THE NORTH END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED, "MVE INC, RLS 17665, S11 S12 S14 S13, 1998, T12S R65W" AND ON THE SOUTH END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED, "MVE INC, RLS 17665, 1/4, S14, S13, 1998, T12S R65W."

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 14 AND BEING A POINT ON THE WEST RIGHT OF WAY LINE OF GOODSON ROAD;

THENCE WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, S89°06'22"W, A DISTANCE OF 409.14 FEET TO THE SOUTHEAST CORNER OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 207039933 AND BEING A POINT OF NON-TANGENT CURVE TO THE RIGHT;

THENCE DEPARTING SAID SOUTH LINE AND WITH THE NORTH LINE OF SAID SPECIAL WARRANTY DEED AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF 22°07'49", A DISTANCE OF 168.02 FEET, A CHORD BEARING OF N56°41'15"W WITH A CHORD DISTANCE OF 166.97 FEET;

THENCE CONTINUING WITH SAID NORTH LINE OF SPECIAL WARRANTY DEED, N45°37'21"W, A DISTANCE OF 16.45 FEET;

THENCE S44°22'39"W, A DISTANCE OF 149.99 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE WITH SAID SOUTH LINE, S89°06'22"W, A DISTANCE OF 754.91 FEET;

THENCE DEPARTING SAID SOUTH LINE, N00°28'41"W, A DISTANCE OF 1309.24 FEET;

THENCE N89°31'24"E, A DISTANCE OF 465.80 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 39°42'22", A DISTANCE OF 235.62 FEET, A CHORD BEARING OF S70°37'25"E WITH A CHORD DISTANCE OF 230.93 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;

THENCE ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 39°42'22", A DISTANCE OF 415.80 FEET, A CHORD BEARING OF S70°37'25"E WITH A CHORD DISTANCE OF 407.53 FEET;

THENCE N89°31'24"E, A DISTANCE OF 353.93 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 14 AND BEING A POINT ON THE WEST RIGHT OF WAY LINE OF GOODSON ROAD;

THENCE WITH SAID EAST LINE AND SAID WEST RIGHT OF WAY LINE, S00°28'41"E, A DISTANCE OF 1082.07 FEET TO THE POINT OF BEGINNING

LEGAL DESCRIPTION PREPARED BY BRIAN J. DENNIS WITH GALLOWAY & CO., SURVEY DATED DECEMBER 3, 2021 AND JOB NO. SLV000012.10

EXHIBIT B
TO
CONTRACT TO BUY AND SELL REAL ESTATE
LEGAL DESCRIPTION OF THE PROPERTY (WATER)
(for Section 14 lots)

The following water rights and rights to withdraw water appurtenant to the Property:

1. A water right and right to withdraw water from the Dawson aquifer as described in Colorado Ground Water Commission's Findings and Order In the Matter of An Application for Determination of Water Right to Allow the Withdrawal of Ground Water in the Upper Black Squirrel Creek Designated Ground Water Basin, Determination No. 463-BD, dated March 16, 2004 as such may be amended ("Findings and Order") which Findings and Order are recorded in the real property records of El Paso County at reception number 204043709, in an amount equal to 12.5% of the total average annual allocation of ground water determined to be available for appropriation by such Findings and Order, not to exceed 27.125 acre-feet of water per year, subject to all terms, conditions, and limitations contained in said Findings and Order including without limitation any adjustment in the amount of the annual appropriation; and

2. A water right and right to withdraw water from the Denver aquifer as described in Colorado Ground Water Commission's Findings and Order In the Matter of An Application for Determination of Water Right to Allow the Withdrawal of Ground Water in the Upper Black Squirrel Creek Designated Ground Water Basin, Determination No. 462-BD, dated March 16, 2004 as such may be amended ("Findings and Order") which Findings and Order are recorded in the real property records of El Paso County at reception number 204043708, in an amount equal to 25% of the total average annual allocation of ground water determined to be available for appropriation underlying what is described as Area B in such Findings and Order, not to exceed 20.025 acre-feet of water per year, subject to all terms, conditions, and limitations contained in said Findings and Order including without limitation any adjustment in the amount of the annual appropriation.

Andrew Maxwell Makings 06/07/2022

Andrew Maxwell Makings

Emilee Ann Makings 06/07/2022

Emilee Ann Makings