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El Paso County
Development Services Department
2880 International Circle
Colorado Springs, Colorado 80910

FOR RECORDER USE ONLY

COMBINATION AGREEMENT

This Combination Agreement is made and entered into this 04 day of April, 2018, by and between Michael Rabins, hereinafter referred to as "OWNER" which term shall include his or her heirs, beneficiaries, personal representatives, successors and assigns, and EL PASO COUNTY, a Colorado municipal corporation, hereinafter referred to as "COUNTY".

WHEREAS, OWNER owns and holds title to the following described real property (hereinafter referred to as "the PROPERTY"):

Parcel 52070-00-065
TRACT IN NW4NW4 SEC 07-12-65 AS FOLS, BEG AT SW COR
OF NW4NW4 OF SD SEC, TH ELY ON SLY LN OF SD NW4NW4
264.0 FT M/L, NLY 495.0 FT, WLY 264.0 FT M/L TO W LN
OF SD NW4NW4, TH SLY ALG SD W LN 495.0 FT TO POB,
EX WLY 30.0 FT

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and

Parcel 5207000042
W 792.0 FT OF E 1056.0 FT OF S 495.0 FT OF NW4NW4
SEC 7-12-65, SUBJ TO R/W OVER ELY 15.0 FT,
TOG WITH R/W OVER S 20.0 FT OF SD NW4NW4 AS FOLS:
BEG AT SW COR OF SD NW4NW4 TO SW COR OF ABOVE DES TRACT
NEW PARCEL NUMBER FOR 2011 IS 52070-00-104

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Joined as parcel 52070-00-104
TRACT IN NW4NW4 SEC 07-12-65 AS FOLS, BEG AT SW COR
OF NW4NW4 OF SD SEC, TH ELY ON SLY LN OF SD NW4NW4
264.0 FT M/L, NLY 495.0 FT, WLY 264.0 FT M/L TO W LN
OF SD NW4NW4, TH SLY ALG SD W LN 495.0 FT TO POB, EX
WLY 30.0 FT TOG W/ W 792.0 FT OF E 1056.0 FT OF S
495.0 FT OF NW4NW4 SEC 7-12-65, SUBJ TO R/W OVER ELY
15.0 FT, TOG WITH R/W OVER S 20.0 FT OF SD NW4NW4 AS
FOLS: BEG AT SW COR OF SD NW4NW4 TO SW COR OF ABOVE TRACT

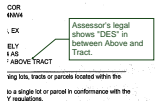
Assessor's legal shows "DES" in between Above and Tract.

WHEREAS, the PROPERTY comprises two or more conforming lots, tracts or parcels located within the unincorporated area of the COUNTY; and
WHEREAS, OWNER desires to combine the PROPERTY into a single lot or parcel in conformance with the combination of contiguous lots/parcels provisions of COUNTY regulations.

NOW THEREFORE, for and in consideration of the facts set forth herein:
1. OWNER agrees that the PROPERTY has been combined together and is considered one parcel for purposes of zoning administration and any future sale, mortgages, or other real estate-related actions; and
2. OWNER agrees and covenants that OWNER will not hereafter convey to any third party or otherwise divest title to any portion of the PROPERTY comprising less than the entirety of the PROPERTY without first

Markup Summary

dsdkendall (1)



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Assessor's legal shows "DES" in between Above and Tract.