



Order No.: 158-F16579-25

Doc Fee: \$15.00

QUITCLAIM DEED

THIS DEED, Made this 8th day of July, 2026, between

Rocky Dysart and Laura Hunter

grantor(s), and

Rocky Dysart and Laura Hunter as Joint tenants

whose legal address is 4856 Saddle Iron Rd, Castle Rock, CO 80104

grantee(s);

WITNESS, That the grantor(s), for and in consideration of the sum of **Ten And No/100 Dollars (\$10.00)**, the receipt and sufficiency of which is hereby confessed and acknowledged, has remised, released, sold and QUIT CLAIMED, and by these presents does remise, release, sell, and QUIT CLAIM unto the grantee(s), the survivor of them, their assigns and the heirs and assigns of such survivor forever all the right, title, interest, claim and demand which the said grantor(s) has in and to the following described lot(s) or parcel(s) of land, situate, lying and being in the County of El Paso, State of COLORADO, described as follows:

Parcel B:

A portion of the South half of the Northeast quarter of the Southwest quarter and a portion of the West half of the Southeast quarter of the Southwest quarter of Section 8, Township 16 South, Range 67 West of the 6th P.M., County of El Paso, State of Colorado, further described as follows:

Basis of Bearings: Bearings are based on the former and as adjusted Easterly line of Parcel C, the West half of the Southeast quarter of the Southwest quarter of Section 8, coincident with the Westerly line of the East half of the Southeast quarter of the Southeast quarter of said Section 8, also being unplatted lands as described in Special Warranty Deed by Reception No. 220067966, monumented on the North end with a found 7/8" outside diameter iron pipe, 0.2' above grade, and on the Southerly end with a 5/8" outside diameter iron pipe, 0.2' above grade, and is assumed to bear South 06 ° 14'47" West, a measured distance of 1384.79 feet between said monuments.

Beginning at a found 7/8" outside diameter iron pipe; thence South 36 ° 02'05" West, a distance of 365.01 feet; thence North 46 ° 14'24" West, a distance of 289.64 feet; thence North 72 ° 59'10" West, a distance of 126.97 feet; thence South 85 ° 49'56" West, a distance of 135.26 feet to a point on the Westerly line of the East half of the Southeast quarter of the Southeast quarter of said Section 8, coincident with the East half of the Southwest quarter of the Southwest quarter of said Section 8; thence North 06 ° 12'40" East along said Westerly line of the East half of the Southeast quarter of the Southeast quarter of said Section 8, coincident with the East half of the Southwest quarter of the Southwest quarter of said Section 8, a distance of 133.08 feet to the Southwest 1/16 corner of Section 8, Township 16 South, Range 67 West of the 6th P.M.; thence North 06 ° 20'25" East along the Westerly line of the South half of the Northeast quarter of the Southwest quarter, coincident with the Easterly line of "Parcel A" per Warranty Deed by Reception No. 221169351, 689.55 feet to a found 7/8" outside diameter iron pipe; thence South 83 ° 38'19" East along the Northerly line of the South half of the Northeast quarter of the Southwest quarter coincident with the South half of the Southeast quarter of the Northwest quarter of said Section 8, a distance of 1328.24 feet to a found 1" outside diameter iron pipe; thence South 06 ° 01'50" West, along the Easterly line of South half of the Northeast quarter of the Southwest quarter of said Section 8, coincident with the Westerly line of the West half of the Northwest quarter of the Southeast quarter of said Section 8 to the South 1/16 corner of said Section 8, Township 16 South, Range 67 West of the 6th P.M., being a Number 6 rebar with a 2 1/2" aluminum cap, PLS 38759, a distance of 695.07 feet; thence North 82 ° 20'30" West along the Southerly line of the South half of the Northeast quarter of the Southwest quarter of said Section 8, coincident with the Northerly line of Westerly line of the East half of the Southeast quarter of the Southeast quarter of said Section 8, also being unplatted lands as described in Special Warranty Deed by Reception No. 220067966, a distance of 663.33 feet to a found 7/8" outside diameter iron pipe and the Point of Beginning.

Parcel B-1: Labeled as independent parcel.

A non-exclusive right of way for ingress and egress over and across the roadway which is now in use and has been used for said purposes and which road runs from Highway 115 and generally follows the course of Little Turkey Creek over and across land in Section 22, 15, 16, 17 and 8, all in Township 16 South, Range 67 West of the 6th P.M., portions of which are defined and set out in a Decree of the El Paso County District Court recorded in Book 2239 at Page 420 of said El Paso County records and by Grant recorded in Book 2085 at Page 695 of said records,

County of El Paso, State of Colorado.

QUITCLAIM DEED
(continued)

also known by street and number as Vacand Land, Colorado Springs, CO 80926

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest, and claim whatsoever, of the said grantor(s) either in law or equity, unto said grantee(s), the survivor of them, their assigns, and the heirs and assigns of such survivor forever.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has hereunto set their hand and seal the date set forth above.

Signed, Sealed and Delivered in the Presence of

Rocky Dysart

Laura Hunter

STATE OF COLORADO

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Rocky Dysart and Laura Hunter.

Notary Public

My Commission Expires: _____

(SEAL)