

SPECIAL WARRANTY DEED

THIS DEED, made this ____ day of _____, 20____, between **SR LAND, LLC**, whose mailing address is 20 Boulder Crescent, Suite 200 Colorado Springs, CO 80903 (“Grantor”), and **EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO**, whose street address is 200 S. Cascade Avenue, Colorado Springs, CO 80903 (“Grantee” or “County”).

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS and No Cents (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, and Grantee’s heirs, successors and assigns forever, all the real property, together with all improvements, if any, situate, lying and being in the County of El Paso, State of Colorado described as follows:

**See Exhibits A and B for Additional Right of Way-Vollmer S. of Marksheffel Rd.,
attached hereto and incorporated herein by reference**

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, and Grantee’s heirs, successors and assigns forever. Grantor, for Grantor and Grantor’s heirs, successors and assigns, does covenant and agree that Grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee’s heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor and hereby warrants that the Property is free and clear of any lien or encumbrances, of whatever kind or nature soever, including taxes for 2020 and 2021 tax proration, except any easements, rights-of-way, and restrictions of record and taxes for subsequent years.

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Signature Page Follows

EXHIBIT A



PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THOSE PROPERTIES RECORDED UNDER RECEPTION NO. 221096378 AND NO. 221096379 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTH QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10378 2006", BEARING S89°09'33"W.

COMMENCING FROM THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE S89°07'53"W A DISTANCE OF 4,295.54 FEET, TO A POINT ON SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID POINT OF BEGINNING;

THENCE ON SAID SOUTH LINE, S89°14'13"W A DISTANCE OF 29.73 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VOLLMER;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

- 1. N36°15'31"E A DISTANCE OF 706.99 FEET;
- 2. N40°24'51"E A DISTANCE OF 92.20 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT 160' ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 214100441 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY EASEMENT LINE, S49°38'29"E A DISTANCE OF 83.83 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, THE FOLLOWING THREE (3) COURSES:

- 1. S40°21'28"W A DISTANCE OF 243.08 FEET;
- 2. S43°47'38"W A DISTANCE OF 200.36 FEET;
- 3. S40°11'01"W A DISTANCE OF 334.74 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 43,612 SQUARE FEET OR 1.0012 ACRES

PROPERTY DESCRIPTION STATEMENT

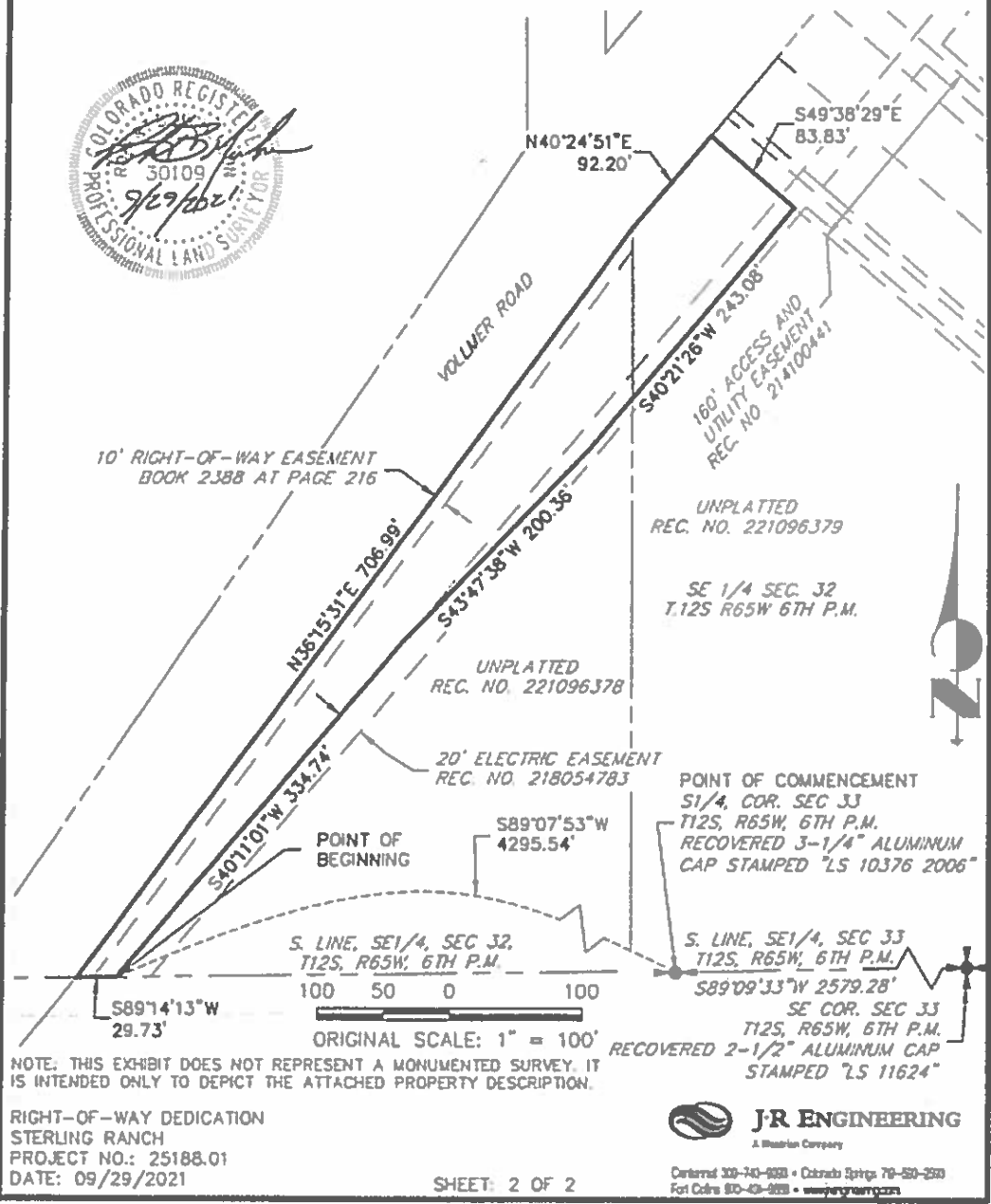
I, ROBERT B. MICHELSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

ROBERT B. MICHELSON, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30109
FOR AND ON BEHALF OF JR ENGINEERING, LLC



7300 S Adams Way, Suite C 400, Commercial, CO 80112
303-740-9197 • Fax: 303-721-9019 • www.jrengineering.com

EXHIBIT B



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

RIGHT-OF-WAY DEDICATION
STERLING RANCH
PROJECT NO.: 25188.01
DATE: 09/29/2021

SHEET: 2 OF 2

J-R ENGINEERING
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