

RETURN TO:
SR Land, LLC,
20 Boulder Crescent, Suite 200
Colorado Springs, CO 80903

Chuck Broerman
11/04/2021 04:24:02 PM
Doc \$0.00
Rec \$38.00

El Paso County, CO

Pages 6
221205238

QUITCLAIM DEED

THIS DEED, made this 12 day of ^{October} ~~September~~, 2020, between **CHALLENGER COMMUNITIES, LLC**, a Colorado limited liability company, whose address is 8605 Explorer Drive, Suite 250, Colorado Springs, CO 80920 ("Grantor"), and **SR LAND, LLC**, a Colorado limited liability company, whose address is 20 Boulder Crescent, Suite 200, Colorado Springs, Colorado 80903 ("Grantee");


WITNESSETH, That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto Grantee and Grantee's heirs, successors, and assigns, forever, all the right, title, interest, claim and demand which Grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of El Paso, and State of Colorado, described as follows:

SEE ATTACHED EXHIBIT A.

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 Grantor, either in law or equity, to the only proper use, benefit and behoove of Grantee and Grantee's heirs, successors, and assigns forever.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed on the date set forth above.

CHALLENGER COMMUNITIES, LLC

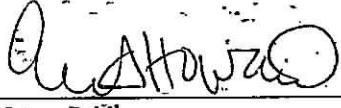

Name: Vinosha Anand
Its: VP of Land Acq. Int.

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 12 day of ^{October} ~~September~~, 2020, by Vinosha Anand ^{VP of Land Acq. Int.} Manager of Challenger Communities, LLC.

Witness my hand and official seal.

ERIC S HOWARD
Notary Public
State of Colorado
Notary ID # 20144021884
My Commission Expires 05-30-2022


Notary Public
My commission expires: May 30, 2022



PROPERTY DESCRIPTION

A PARCEL OF LAND BEING ALL OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 21705379 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN TOGETHER WITH A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, 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 NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 4842 1996" AT THE NORTH QUARTER CORNER OF SECTION 5 AND BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376 2006" AT THE EAST SIXTEENTH CORNER OF SECTION 5/32, SAID LINE BEARING N89°14'13"E.

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, N89°12'38"E A DISTANCE OF 1,326.06 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 5, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, N89°04'30"E A DISTANCE OF 428.06 FEET;

THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING EIGHT (8) COURSES:

1. S01°54'36"W A DISTANCE OF 530.54 FEET;
2. S33°08'00"E A DISTANCE OF 56.29 FEET;
3. N58°36'41"E A DISTANCE OF 109.57 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N58°36'41"E, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 43°11'47" AND AN ARC LENGTH OF 45.24 FEET, TO A POINT OF NON-TANGENT;
5. S15°24'54"W A DISTANCE OF 20.00 FEET;
6. S00°13'13"W A DISTANCE OF 86.65 FEET;
7. N89°58'22"E A DISTANCE OF 531.14 FEET;
8. N46°43'56"E A DISTANCE OF 99.29 FEET, TO A POINT ON THE WESTERLY LINE OF A 30 FOOT ACCESS AND UTILITY EASEMENT DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 214100441 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON SAID WESTERLY EASEMENT LINE, N00°13'07"E A DISTANCE OF 531.93 FEET;

THENCE DEPARTING SAID WESTERLY EASEMENT LINE, N89°46'47"W A DISTANCE OF 103.93 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S74°32'21"E, HAVING A RADIUS OF 175.53 FEET, A CENTRAL ANGLE OF 30°27'37" AND AN ARC LENGTH OF 93.32 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N44°03'26"W, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 18°58'44" AND AN ARC LENGTH OF 74.53 FEET, TO A POINT OF NON-TANGENT ;

THENCE ON A LINE BEING 75 FEET NORTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, N89°04'30"E A DISTANCE OF 862.23 FEET;

THENCE THE FOLLOWING EIGHT (8) COURSES:

1. N00°55'30"W A DISTANCE OF 112.48 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S06°37'15"E, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 16°30'03" AND AN ARC LENGTH OF 17.28 FEET, TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 105°20'53" AND AN ARC LENGTH OF 110.32 FEET, TO A POINT OF NON-TANGENT;
4. N76°19'20"E A DISTANCE OF 100.61 FEET;
5. S88°17'45"E A DISTANCE OF 88.76 FEET;
6. S01°42'15"W A DISTANCE OF 157.78 FEET;
7. S78°47'17"W A DISTANCE OF 111.06 FEET;
8. S35°56'43"W A DISTANCE OF 113.87 FEET, TO A POINT ON SAID NORTH LINE;

THENCE ON SAID NORTH LINE, S89°04'30"W A DISTANCE OF 910.63 FEET, TO THE NORTHWESTERLY CORNER OF PAWNEE RANCHEROS FILING NO. 2 RECORDED IN PLAT BOOK U-2 AT PAGE 45;

THENCE ON THE WESTERLY LINE OF SAID PAWNEE RANCHEROS, S00°13'07"W A DISTANCE OF 1,128.08 FEET, TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4;

THENCE ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, S89°16'22"W A DISTANCE OF 1,321.55 FEET, TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4;

THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, N06°22'37"E A DISTANCE OF 1,132.48 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,067,165 SQUARE FEET OR 24.4987 ACRES.

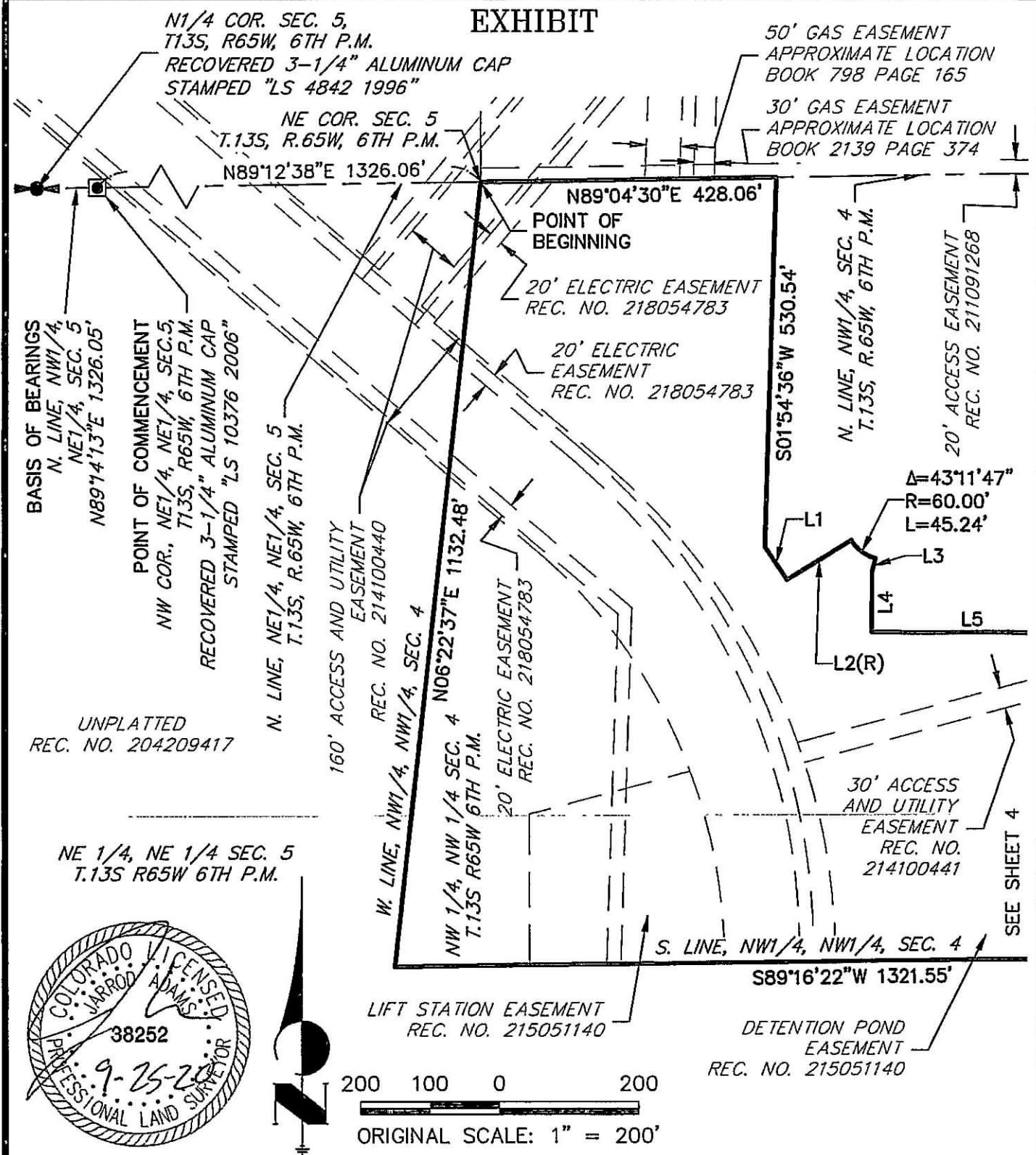
PROPERTY DESCRIPTION STATEMENT

I, JARROD ADAMS, 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.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

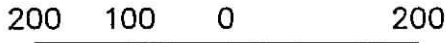


EXHIBIT



UNPLATTED
REC. NO. 204209417

NE 1/4, NE 1/4 SEC. 5
T.13S R65W 6TH P.M.



ORIGINAL SCALE: 1" = 200'

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

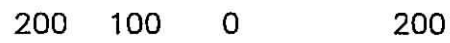
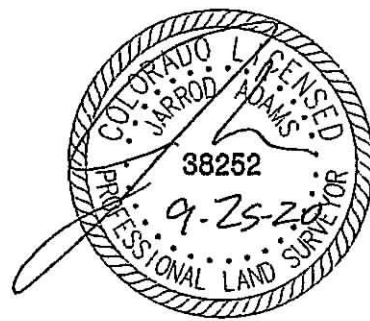
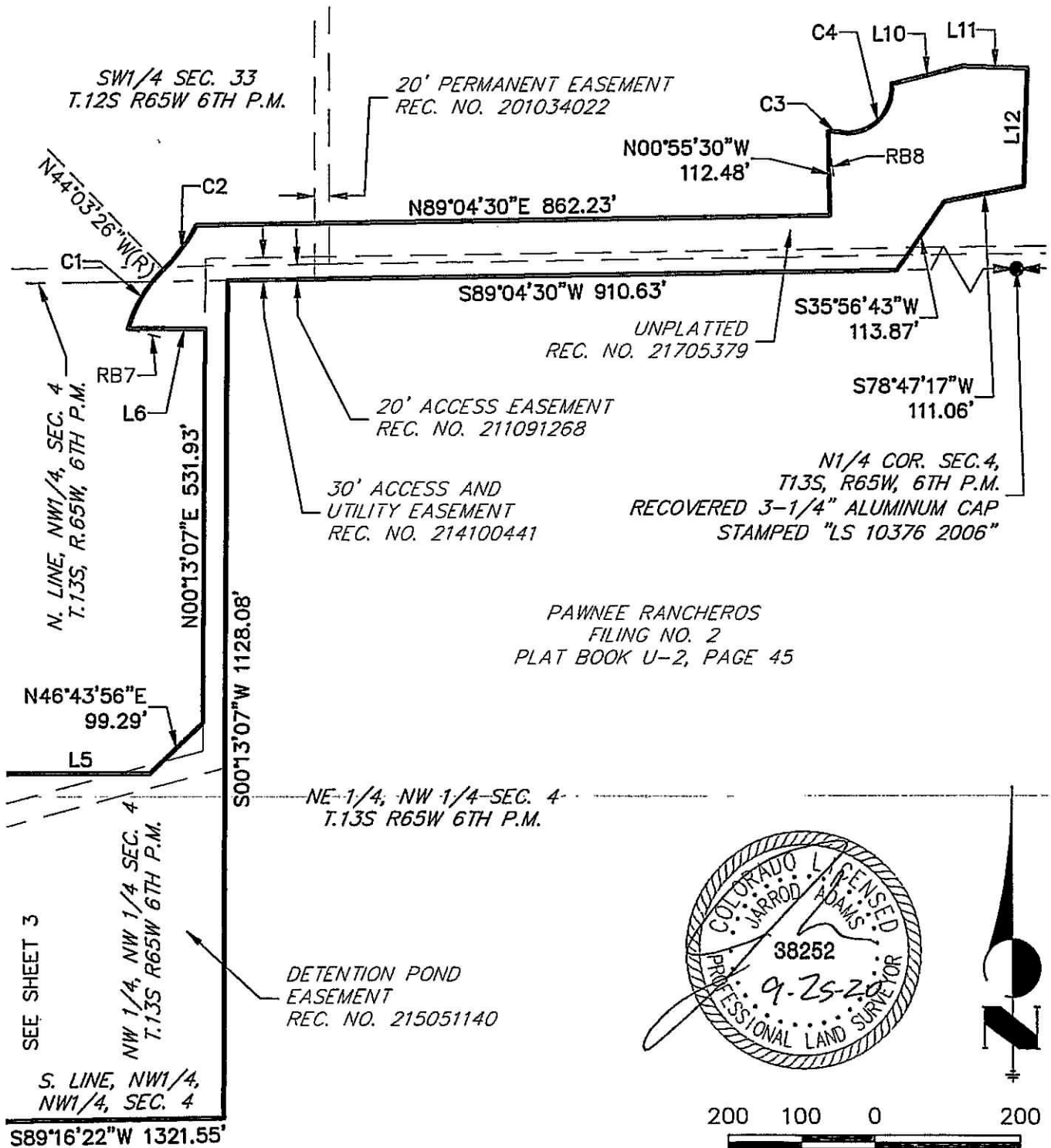
LAND SWAP—CHALLENGER COMMUNITIES
STERLING RANCH
PROJECT NO.: 25188.00
DATE: 09/25/2020

SHEET: 3 OF 5



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

EXHIBIT



ORIGINAL SCALE: 1" = 200'

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

LAND SWAP-CHALLENGER COMMUNITIES
STERLING RANCH
PROJECT NO.: 25188.00
DATE: 09/25/2020

SHEET: 4 OF 5



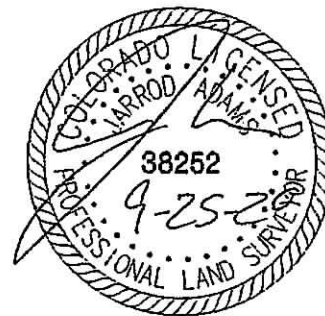
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

EXHIBIT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S33°08'00"E	56.29'
L2(R)	N58°36'41"E	109.57'
L3	S15°24'54"W	20.00'
L4	S00°13'13"W	86.65'
L5	N89°58'22"E	531.14'
L6	N89°46'47"W	103.93'
L10	N76°19'20"E	100.61'
L11	S88°17'45"E	88.76'
L12	S01°42'15"W	157.78'

RADIAL BEARING TABLE	
LINE	BEARING
RB7	S74°32'21"E
RB8	S06°37'15"E

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	30°27'37"	175.53'	93.32'
C2	18°58'44"	225.00'	74.53'
C3	16°30'03"	60.00'	17.28'
C4	105°20'53"	60.00'	110.32'



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

LAND SWAP—CHALLENGER COMMUNITIES
 STERLING RANCH
 PROJECT NO.: 25188.00
 DATE: 09/25/2020

SHEET: 5 OF 5



J-R ENGINEERING
 A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

EL PASO COUNTY
CLERK AND RECORDER
RECORDING DEPARTMENT
(719)520-6200

ISSUED TO: SR LAND, LLC

RECEIPT # 600572

DATE 11/04/2021, 04:24:02 PM

DOCUMENT # PGS FEE

221205238 6
QUIT CLAIM DEED 38.00

NA-14507236 6
IMAGE 1.50

=====
Total Amount Due 39.50

CASH 40.00

=====
Total Amount Paid 40.00

Change Issued: .50

THANK YOU
CHUCK BROERMAN
CLERK & RECORDER
Deputy: