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6/1/2026 10:42 AM

PGS 2

\$43.00

DF \$70.00

Electronically Recorded Official Records El Paso County CO

Steve Schleiker, Clerk and Recorder

TD1000 Y



State Documentary Fee

Date: June 01, 2026

\$ 70.00

Bargain and Sale Deed

(Pursuant to 38-30-115 C.R.S.)

THIS DEED, made on June 1st, 2026 by CHADWICK F. MCKELLAR REVOCABLE TRUST DATED JANUARY 4, 2016 AND the ALEXANDRA M. MCKELLAR DECLARATION OF TRUST DATED MAY 2, 1991 Grantor(s), of the County of Pima and State of Arizona for the consideration of \$700,000.00***Seven Hundred Thousand and 00/100*** dollars in hand paid, hereby sells and conveys to YMAJOHN RANCH LLC, A COLORADO LIMITED LIABILITY COMPANY Grantee(s), as Entity whose street address is 17035 SOUTHWOOD DR, Colorado Springs, CO 80908, County of El Paso, and State of Colorado, the following real property in the County of El Paso, and State of COLORADO, to wit:

LOTS 8 AND 9, BLOCK 1, SOUTHWOOD SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO

also known by street and number as: 16930 AND 16840 VOLLMER ROAD (VACANT LAND), COLORADO SPRINGS, CO 80908

with all its appurtenances

subject to Statutory Exceptions.

(SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: YMAJOHN RANCH LLC, A COLORADO LIMITED LIABILITY COMPANY
17035 SOUTHWOOD DR, Colorado Springs, CO 80908



Bargain and Sale Deed

SIGNATURE PAGE

CHADWICK F. MCKELLAR REVOCABLE TRUST DATED
JANUARY 4, 2016

By: Chadwick F. McKellar
Chadwick F. McKellar, Trustee

ALEXANDRA M. MCKELLAR DECLARATION OF TRUST
DATED MAY 2, 1991

By: Alexandra M. McKellar
Alexandra M. McKellar, Trustee

State of Florida)
)ss.
County of Miami-Dade)

The foregoing instrument was acknowledged before me on this day of 05/27/2026 by **CHADWICK F. MCKELLAR AS TRUSTEE OF CHADWICK F. MCKELLAR REVOCABLE TRUST DATED JANUARY 4, 2016 and ALEXANDRA M. MCKELLAR AS TRUSTEE OF ALEXANDRA M. MCKELLAR DECLARATION OF TRUST DATED MAY 2, 1991**

Witness my hand and official seal

My Commission expires: 05/20/2028

Javier Adrian Molano
Notary Public

Notarized remotely online using communication technology via Proof.

