

WARRANTY DEED

THIS DEED, made this 14th day of September, 2021, between WILLOW SPRINGS RANCH, LLC, a Colorado limited liability company, of the County of El Paso and State of Colorado ("Grantor") and LEWIS-PALMER SCHOOL DISTRICT 38, whose legal address is P.O. Box 40, Monument, Colorado, 80132-0040 ("Grantee"),

WITNESSETH, that the Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its successors and assigns forever, all 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:

Real property described on Exhibit "A" attached hereto and incorporated herein by this reference,

also known by street and number as: Forest Lake Drive, Monument, Colorado (a portion of Parcel 7127000003, El Paso County Assessor).

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 the Grantor, either in law or in equity, of, in and to the above bargained premises, with the hereditaments and appurtenances and any rights in to be vacated public streets.

TO HAVE AND TO HOLD, the said premises above bargained and described, with the appurtenances, unto the Grantee, its successors and assigns forever, and the Grantor, for itself, its successors, and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee, its successors and assigns, that at the time of the execution and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except those shown on Exhibit "B" attached hereto and incorporated herein by this reference.

The Grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. 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 has executed this deed on the date set forth above.

[Signature Page Follows]



55089724

WILLOW SPRINGS RANCH, LLC
a Colorado limited liability company

By: Willow-DeLoache JV, LLC
Its sole member

By: Willow Springs One, LLC
Its Manager

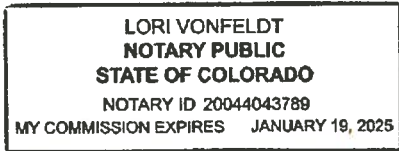
By: Polo Brown Company, Manager

By: 
Gordon Daniel Brown, President

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

The foregoing instrument was acknowledged before me this 14th day of September, 2021, by Gordon Daniel Brown as President of Polo Brown Company, Manager of Willow Springs One, LLC, Manager of Willow-DeLoache JV, LLC, sole member of Willow Springs Ranch, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.





Notary Public
My commission expires: 1-19-2025

EXHIBIT "A"

Legal Description of Parcel

A TRACT OF LAND BEING LOCATED IN THE SOUTH 1/2 OF SECTION 27, T11S, R67W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 27, AND CONSIDERING THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 27, AS MONUMENTED AT THE EASTERLY END BY A 3/4" REBAR WITH A 2" ALUMINUM CAP STAMPED LS 18645, AND MONUMENTED AT THE WESTERLY END BY A STONE, BEING ASSUMED TO BEAR SOUTH 88°35'13" WEST, 5307.45 FEET AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE ALONG SAID NORTH LINE, SOUTH 88°35'13" WEST, 1196.09 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°05'22" EAST, 276.34 FEET TO A POINT CURVE TO THE RIGHT, THENCE ALONG SAID CURVE 64.12 FEET TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 114.80 FEET, A CENTRAL ANGLE OF 32°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 14°54'38" WEST, 63.29 FEET;

THENCE SOUTH 30°54'38" WEST, 207.28 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FOREST LAKES DRIVE AS DESCRIBED ON THE PLAT OF FOREST LAKES FILING NO. 1 SUBDIVISION AS DESCRIBED IN THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 206712407 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. NORTH 59°29'23" WEST, 231.10 FEET TO A POINT OF CURVE TO THE RIGHT;
2. THENCE ALONG SAID CURVE 514.02 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 27, SAID ARC HAVING A RADIUS OF 790.00 FEET, A CENTRAL ANGLE OF 37°16'48" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 40°50'59" WEST, 505.00 FEET;

THENCE ALONG SAID NORTH LINE NORTH 88°35'13" EAST, 647.12 FEET TO THE POINT OF BEGINNING.

PREPARED BY:

JOHN C. DAY PLS 29413
FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.
3 SOUTH 7TH STREET 7/28/20 COLORADO SPRINGS, COLORADO 80905

EXHIBIT "B"

Exceptions

- THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE TRI-LAKES FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JULY 18, 1977, IN BOOK 2941 AT PAGE 577.
- RESERVATION OF MINERAL RIGHTS AS CONTAINED IN DEED RECORDED OCTOBER 03, 1977 IN BOOK 2967 AT PAGE 183.
- RESERVATION OF MINERAL RIGHTS AS CONTAINED IN DEED RECORDED DECEMBER 02, 1980 IN BOOK 3380 AT PAGE 980.
- RIGHT OF WAY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, A COLORADO CORPORATION IN INSTRUMENT RECORDED MAY 19, 1997, UNDER RECEPTION NO. 97055925.
- THE EFFECT OF RESOLUTION NO. 19-96, RECORDED MARCH 26, 2019, UNDER RECEPTION NO. 219030871.
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN QUIT CLAIM DEED AND ASSIGNMENT OF WATER RIGHTS RECORDED SEPTEMBER 05, 2019 UNDER RECEPTION NO. 219106028.
- RESOLUTION RECORDED OCTOBER 17, 2019 UNDER RECEPTION NO. 219129532. WATER RIGHTS DEED RECORDED JANUARY 8, 2020, UNDER RECEPTION NO. 20203056.