

WHEN RECORDED RETURN TO:  
Shannon L Stroup and Stanley Arnold  
Stroup  
930 Hawk Drive  
Colorado Springs, CO 80930



**First American**

File Number: 5516-3547434

**QUIT CLAIM DEED**

**THIS DEED**, Made this 05 day of October, 2020, between Shannon L. Stroup formerly known as Shannon L. Johnson of the County of El Paso and State of Colorado, grantor and **Shannon L Stroup and Stanley Arnold Stroup** whose legal address is 930 Hawk Drive, Colorado Springs, CO 80930 of the County of El Paso and State of Colorado, grantee:

**WITNESSETH**, that the grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)**, the receipt and sufficiency of which is hereby acknowledged, has remise, released, sold, conveyed and **QUIT CLAIMED**, and by these presents does remise, release, sell, convey and **QUIT CLAIM** unto the grantee, his heirs, successors and assigns, forever, not in tenancy in common but in joint tenancy, all the right, title, interest, claim and demand which the 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:

**PARCEL A:**

**A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 11, THENCE NORTH 89°51' WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 11 A DISTANCE OF 1710.0 FEET FOR THE TRUE POINT OF BEGINNING OF TRACT TO BE DESCRIBED HEREBY;**

**THENCE CONTINUE NORTH 89°51' WEST ALONG THE SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11 A DISTANCE OF 367.95 FEET TO A POINT; THENCE ANGLE LEFT SOUTH 0°31' EAST, PARALLEL TO THE EAST LINE OF SECTION 11, A DISTANCE OF 592.58 FEET TO A POINT; THENCE ANGLE LEFT NORTH 89°57' EAST A DISTANCE OF 367.95 FEET TO A POINT, SAID POINT BEING ON THE WESTERLY LINE OF A ROAD KNOWN AS "HAWK DRIVE" ACCORDING TO THE RECORDED PLAT OF "TOY RANCHES SUBDIVISION NO. 1" OF THE EL PASO COUNTY, COLORADO RECORDS; THENCE ANGLE LEFT NORTH 0°31' WEST, ALONG THE WESTERLY LINE OF SAID "HAWK DRIVE" PROJECTED, AND ALSO PARALLEL TO THE EAST LINE OF SECTION 11, A DISTANCE OF 591.3 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, SAID POINT BEING THE TRUE POINT OF BEGINNING.**

**PARCEL B:**

**A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 11, THENCE SOUTH 0°31' EAST ALONG THE EAST LINE OF SECTION 11, WHICH IS ALSO THE APPROXIMATE CENTER-LINE OF AN**

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EXISTING COUNTY ROAD KNOWN AS SLOCUM ROAD, A DISTANCE OF 585.33 FEET; THENCE ANGLE RIGHT SOUTH 89°57' WEST A DISTANCE OF 742.56 FEET FOR THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY; THENCE CONTINUE SOUTH 89°57' WEST 967.44 FEET TO A POINT, SAID POINT BEING THE WESTERLY SIDE OF A 60 FOOT ROAD KNOWN AS HAWK DRIVE; THENCE ANGLE RIGHT NORTH 0°31' WEST 591.30 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 11; THENCE ANGLE RIGHT SOUTH 89°51' EAST ALONG SAID EAST-WEST CENTERLINE OF SECTION 11 A DISTANCE OF 967.44 FEET TO A POINT; THENCE ANGLE RIGHT SOUTH 0°31' EAST PARALLEL TO THE EAST LINE OF SECTION 11, A DISTANCE OF 587.92 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL C:**

**A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO:**

**BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 11, THENCE NORTH 89°51' WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 2,077.95 FEET FOR THE TRUE POINT OF BEGINNING OF A TRACT OF LAND DESCRIBED HEREBY: SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CARL STORY RECORDED IN BOOK 2298 AT PAGE 211; THENCE CONTINUE NORTH 89°51' WEST ALONG SAID NORTH LINE A DISTANCE OF 292.12 FEET MORE OR LESS TO THE NORTHEAST CORNER OF TRACT OF LAND CONVEYED TO CLOYCE HENDERSON RECORDED IN BOOK 2329 AT PAGE 835; THENCE ANGLE LEFT SOUTH 0°31' EAST 593.60 FEET MORE OR LESS TO NORTHWEST CORNER OF TRACT OF LAND CONVEYED TO CECIL LLOYD RECORDED IN BOOK 2322 AT PAGE 566; THENCE ANGLE LEFT NORTH 89°57' EAST A DISTANCE OF 292.12 FEET MORE OR LESS TO SOUTHWEST CORNER OF TRACT OF LAND CONVEYED TO CARL STORY RECORDED IN BOOK 2298 AT PAGE 211; THENCE ANGLE LEFT NORTH 0°31' WEST 592.58 FEET TO THE TRUE POINT OF BEGINNING.**

also known by street and number as: **930 Hawk Drive, Colorado Springs, CO 80930**

**TO HAVE AND TO HOLD** the same, together with all and singular hereditaments and appurtenances thereto belonging, or in anywise thereunto appertaining and the 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 equity, to the only proper use, benefit and behalf of the Grantee, his heirs and assigns forever except general taxes for the current year and subsequent years, and except easements, covenants, reservations, restrictions, and right of way, if any, of record.

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.

Shannon L. Stroup formerly known as Shannon L. Johnson  
Shannon L. Stroup formerly known as Shannon L. Johnson

State of Colorado

County of El Paso

The foregoing instrument was acknowledged to before me this 16 day of October 2020 by Shannon L. Stroup formerly known as Shannon L. Johnson.

Witness my hand and official seal.  
My commission expires: 07/16/2022

Linda DeBolt  
Notary Public

