

SPECIAL WARRANTY DEED  
Waynoka Road

THIS DEED, made this 6th day of June, 2023, between James Irwin Educational, Foundation, whose mailing address is 5525 Astrozon Blvd Colorado Springs CO 80916 (“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 Exhibit A, 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;

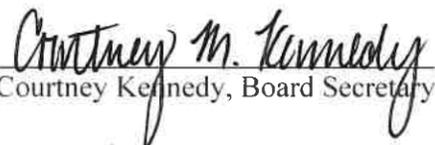
TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, and Grantee’s heirs, successors and assigns forever. Grantor, for Grantor and Grantor’s heirs, successors and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND 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 2015 and 2016 tax proration, except any easements, rights-of-way, and restrictions of record and taxes for subsequent years.

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

GRANTOR:

James Irwin Educational, Foundation

By:

  
Courtney Kennedy, Board Secretary

STATE OF Colorado )  
 )  
COUNTY OF El Paso ) SS.

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of June, 2023, by Courtney Kennedy as *Board Secretary* of James Irwin Educational, Foundation.

Witness my hand and official seal.

Janice Cook  
Notary Public

My Commission expires: Nov. 30, 2023.





212 N Wahsatch Ave, Ste 305  
Colorado Springs, CO 80903  
Mail to: PO Box 1360  
Colorado Springs, CO 80901  
719.955.5485

**EXHIBIT A  
WAYNOKA ROAD  
LEGAL DESCRIPTION:**

A TRACT OR PARCEL OF LAND, BEING A PORTION OF LOT 5, "CIMARRON-NORTHWEST INDUSTRIAL" AS RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN PLAT BOOK V-2 AT PAGE 29, TOGETHER WITH ADJACENT VACATED POWERS BOULEVARD AND WAYNOKA ROADS RIGHT-OF-WAY BY RESOLUTION NO. 02-106 AS RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 206028177, SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, T14S, R65W OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID VACATED POWERS BOULEVARD AND WAYNOKA ROAD RIGHTS-OF-WAY, SAID POINT LYING ON THE CENTERLINE OF WAYNOKA ROAD;

THENCE ALONG SAID CENTERLINE, 7.15 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 399.90 FEET, A CENTRAL ANGLE OF 1°01'28", THE CHORD OF 7.15 FEET WHICH BEARS S85°37'35";

THENCE N03°51'41"W, RADIAL TO THE PREVIOUS COURSE, A DISTANCE OF 24.08 FEET TO A POINT OF CURVE;

THENCE 128.83 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 57.00 FEET, A CENTRAL ANGLE OF 129°29'59", THE CHORD OF 103.11 FEET WHICH BEARS N60°53'19"E TO A POINT OF REVERSE CURVE;

THENCE 34.51 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 33.00 FEET, A CENTRAL ANGLE OF 59°54'54", THE CHORD OF 32.96 FEET WHICH BEARS S84°19'08"E TO THE NORTHERLY RIGHT-OF-WAY OF AFORESAID WAYNOKA ROAD;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. THENCE 108.32 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 17°14'25", THE CHORD OF 107.92 FEET WHICH BEARS S74°20'37"W;
2. THENCE 43.64 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 45°27'54", THE CHORD OF 42.51 FEET WHICH BEARS S13°54'20"W TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,199 SQUARE FEET (0.073 ACRES, MORE OR LESS).

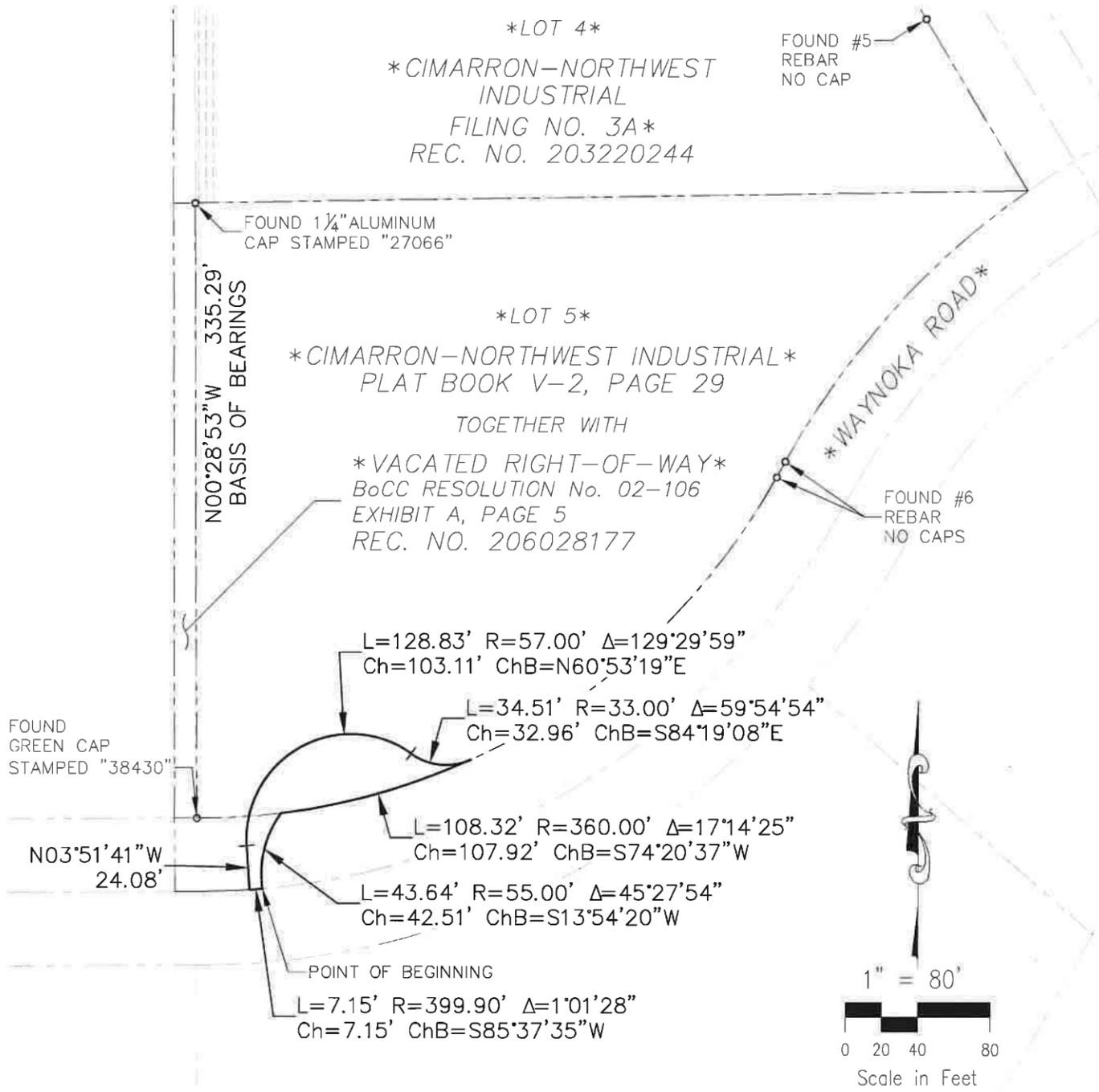
BASIS OF BEARINGS: THE WEST LINE OF SAID LOT 5, BEING MONUMENTED ON THE SOUTH BY A GREEN PLASTIC SURVEYORS CAP STAMPED "38430", FROM WHICH A 1½" ALUMINUM CAP STAMPED "27066" BEARS N00°28'53"W A DISTANCE OF 335.29 FEET.

PREPARED BY:

VERNON P. TAYLOR, COLORADO PLS NO. 25966  
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC

DATE

# WAYNOKA ROAD EXHIBIT "B"



DEDICATION:  
4,000 SQUARE FEET  
0.092 ACRES, MORE OR LESS

**NOTES:**

THIS SKETCH IS INTENDED FOR LEGAL DESCRIPTION ONLY. THIS SKETCH IS NOT INTENDED TO REPRESENT A LAND SURVEY PLAT NOR AN IMPROVEMENT LOCATION SURVEY PLAT.

EXHIBIT "B"  
JOB NO. 10-022  
DATE PREPARED: 04/28/2023  
DATE REVISED: 07/25/2023



212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485