

SPECIAL WARRANTY DEED
Waynoka Place

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;

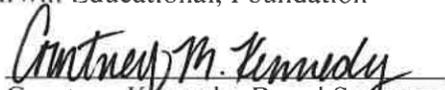
TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, and Grantee’s heirs, successors and assigns forever. Grantor, for Grantor and Grantor’s heirs, successors and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND 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 prorations, 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 7th 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 PLACE
LEGAL DESCRIPTION:**

A TRACT OR PARCEL OF LAND, BEING A PORTION OF LOT 4, "CIMARRON-NORTHWEST INDUSTRIAL FILING NO. 3A" AS RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 203220244, TOGETHER WITH ADJACENT VACATED POWERS BOULEVARD 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 SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, T13S, R65W, AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, T14S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, SAID POINT LYING ON THE WEST RIGHT-OF-WAY OF WAYNOKA PLACE;

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

- 1) THENCE 271.05 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 282.50 FEET, A CENTRAL ANGLE OF $S4^{\circ}S8'28''$, THE CHORD OF 260.78 FEET WHICH BEARS $S53^{\circ}05'32''W$ TO A POINT OF TANGENT;
- 2) THENCE $S25^{\circ}38'07''W$ A DISTANCE OF 61.61 FEET;

THENCE $N19^{\circ}21'00''E$ A DISTANCE OF 19.07 FEET;

THENCE $N25^{\circ}39'46''E$ A DISTANCE OF 48.45 FEET TO A POINT OF CURVE;

THENCE 173.62 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 296.00 FEET, A CENTRAL ANGLE OF $33^{\circ}36'27''$, THE CHORD OF 171.14 FEET WHICH BEARS $N42^{\circ}28'00''E$ TO A POINT OF COMPOUND CURVE;

THENCE 36.75 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 162.50 FEET, A CENTRAL ANGLE OF $12^{\circ}57'29''$, THE CHORD OF 36.67 FEET WHICH BEARS $N65^{\circ}44'58''E$ TO A POINT OF COMPOUND CURVE;

THENCE 58.35 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 253.00 FEET, A CENTRAL ANGLE OF $13^{\circ}12'50''$, THE CHORD OF 58.22 FEET WHICH BEARS $N78^{\circ}50'08''E$ TO THE SOUTH LINE OF LOT 1,

"CONSTITUTION PLACE FILING NO. 1" AS RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 98017292;

THENCE ALONG SAID SOUTH LINE, 14.56 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,760.08 FEET, A CENTRAL ANGLE OF $0^{\circ}28'26''$, THE CHORD OF 14.56 FEET WHICH BEARS $S81^{\circ}41'28''E$ TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,000 SQUARE FEET (0.092 ACRES, MORE OR LESS).

BASIS OF BEARINGS: A PORTION OF THE AFORESAID WEST RIGHT-OF-WAY LINE OF WAYNOKA DRIVE, BEING MONUMENTED ON THE NORTH BY A YELLOW PLASTIC SURVEYORS CAP STAMPED "27599", FROM WHICH A NAIL (WITHOUT WASHER) BEARS $S25^{\circ}38'07''W$ A DISTANCE OF 285.58 FEET.

PREPARED BY:

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

WAYNOKA PLACE EXHIBIT "B"

LOT 1

CONSTITUTION PLACE FILING NO. 1
REC. NO. 98017292

L=58.35' R=253.00' Δ=13°12'50"
Ch=58.22' ChB=N78°50'08"E

L=36.75' R=162.50' Δ=12°57'29"
Ch=36.67' ChB=N65°44'58"E

L=14.56'
R=1760.08'
Δ=0°28'26"
Ch=14.56'
ChB=S81°41'28"E

L=173.62'
R=296.00'
Δ=33°36'27"
Ch=171.14'
LOT 4 ChB=N42°28'00"E

L=271.05'
R=282.50'
Δ=54°58'28"
Ch=260.78'
ChB=S53°05'32"W

POINT OF BEGINNING
FOUND YELLOW CAP
ILLEGIBLE STAMP

*CIMARRON-NORTHWEST
INDUSTRIAL
FILING NO. 3A*
REC. NO. 203220244

N25°39'46"E
48.45'

FOUND YELLOW CAP
STAMPED "27599"

N19°21'00"W
19.07'

S25°38'07"W
61.61'

S25°38'07"W 285.58'
BASIS OF BEARINGS
WAYNOKA PLACE

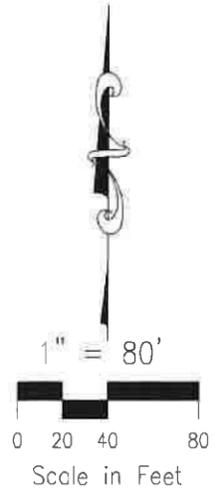
LOT 3

FOUND YELLOW CAP
STAMPED "25955"

FOUND NAIL
NO WASHER

FOUND NAIL
& WASHER

FOUND #4
REBAR
NO CAP



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

CIVIL CONSULTANTS, INC.

SHEET 1 OF 1