

QUIT CLAIM DEED

THIS DEED dated January 8th, 2024 is made between PHI Real Estate Services, LLC, a Colorado limited liability company, whose legal address is 200 W. City Center Drive, Suite 200, Pueblo, Colorado 81003, the “Grantor,” and Peaceful Ridge Development Company, LLC, a Colorado limited liability company, whose legal address is 3 Widefield Blvd, Colorado Springs, Colorado 80911, the “Grantee”.

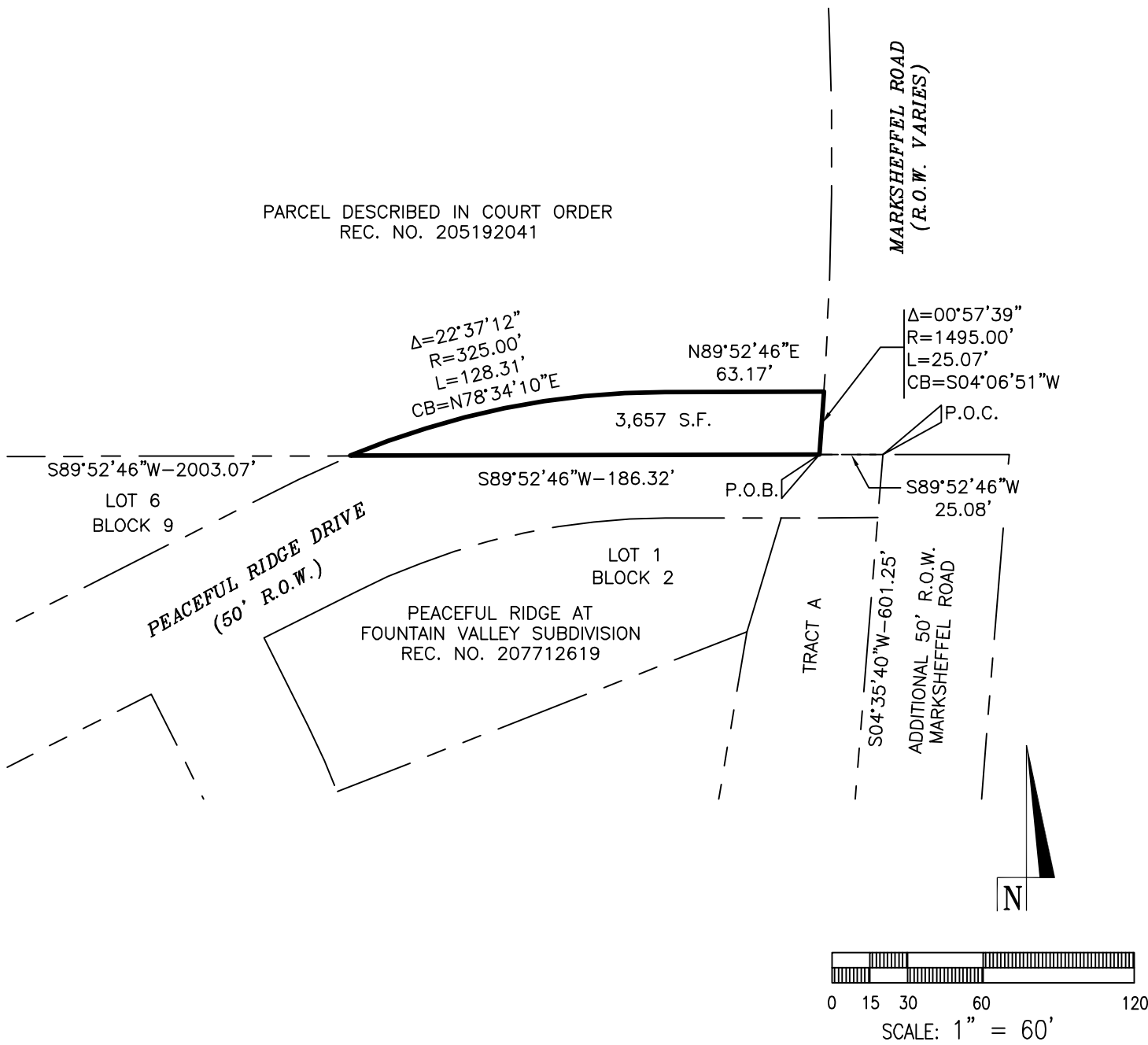
WITNESS, that the Grantor, for and in consideration of the sum of ONE DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee’s successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the County of El Paso and State of Colorado, described below:

See Exhibit A

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and its successors and assigns, forever.

[signature page follows]

EXHIBIT A



LAND DESCRIPTION

A portion of a tract of land recorded under Reception No. 205192041 in the records of the Clerk and Recorders Office, County of El Paso, State of Colorado, located in the Northeast One-quarter (NE1/4) of Section 15, Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M. of said County, being more particularly described as follows:

Commencing at the Northeast corner of Peaceful Ridge at Fountain Valley Subdivision as recorded at Reception No. 207712619; Thence $S89^{\circ}52'46''W$ along the North line of said Peaceful Ridge at Fountain Valley Subdivision, a distance of 25.08 feet to the Point of Beginning of the tract herein described:

Thence continuing $S89^{\circ}52'46''W$ along said North line, a distance of 186.32 feet; Thence along the arc of a non-tangential curve to the right, having a central angle of $22^{\circ}37'12''$, a radius of 325.00 feet, an arc length of 128.31 feet, whose chord bears $N78^{\circ}34'10''E$; Thence $N89^{\circ}52'46''E$ a distance of 63.17 feet to a point on the Westerly Right-of-Way line of Marksheffel Road; Thence along said Westerly Right-of-Way line on the arc of a non-tangential curve to the right, having a central angle of $00^{\circ}57'39''$, a radius of 1495.00 feet, an arc length 25.07 feet, whose chord bears $S04^{\circ}06'51''W$ to the Point of Beginning of said tract.

Said tract contains 3,657 feet more or less.

For and on Behalf of
Pinnacle Land Surveying Co., Inc.
John W. Towner
P.L.S. #25968

PINNACLE LAND SURVEYING, INC.
121 County Road 5, Divide, CO 80814

EXHIBIT A		
TITLE: A portion of the NE1/4, Sec. 15, T15S, R65W		
SCALE: 1" = 60'	DRAWN BY: MWW	FILE: 04007400-EXH.DWG
DATE: 08/03/23	CHECKED BY: JWT	JOB NO. 04007400