



**MERGER BY CONTIGUITY
OF PROPERTIES SITUATED
WITHIN UNINCORPORATED EL PASO COUNTY**

By this document, it is hereby acknowledged that the properties listed below are merged together pursuant to Section 35.2 K., Nonconforming Lot or Parcel and Merger by Contiguity, of the El Paso County Land Development Code.

12-19-00: PLEASE NOTE: **(PLEASE TYPE)**
THIS MERGER FORM WILL NOT BE PROCESSED UNLESS IT IS TYPED.
The property owner(s) formalizing the merger by contiguity are:

Stauffer Investments, LLC

Location of merged property:

3945 Laura Road, Colorado Springs, CO 80906

Current Tax Schedule number(s):

7502204109

Legal Description:

**Lots 20,21,25,37 AND SLY 40' OF LOT 26 REST HOME TOG
W/ VACATED MARGARET RD ADJ**

The properties described above have merged together pursuant to Section 35.2 K. of the El Paso County Land Development Code and are considered as one (1) parcel for purposes of zoning administration as the properties do not contain the required minimum lot area as specified within the A-5 AGRICULTURAL zoning district which is applicable to this property.

No portion of this merged property shall be sold or conveyed away individually or separately unless said portion and/or remaining portion:

- 1) Is brought into compliance with the zoning on the property, or
- 2) Is otherwise approved by El Paso County in accordance with applicable regulations.

Property Owner(s) signature:

X

Date: 1-16-18

Date: _____

NOTE: Merger does not relieve the property of compliance with regulations or criteria of other agencies or departments or of other applicable sections of the Land Development Code, except as otherwise expressly provided for in subsection K.

Merger does not eliminate lot lines or any easements associated with the property.

Merger does not guarantee that the affected parcel will be considered as a "buildable parcel."

SUBMITTED IN CONFORMANCE WITH SECTION 35.2 K.
OF THE EL PASO COUNTY LAND DEVELOPMENT CODE

1/23/2018
Date

Director, El Paso County Planning Department

Exhibit A: Merger Map

Exhibit B: Combination Map

Exhibit C: DOEDS

Exhibit D: Bill Draft Resolution.

EXHIBIT A

715

REST HOME

A SUBDIVISION OF PORTIONS OF THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SEC. 2, T. 15S., R. 67W. OF THE 6TH P.M.

AMERICAN HOME REMEDY AND RESORT COMPANY

KNOW ALL MEN BY THESE PRESENTS, That Laura M. May and The American Home Remedy and Resort Company, a Corporation duly organized and existing under and by virtue of the laws of the State of Colorado, whose Post Office address is Colorado Springs, Colorado, being the owners in fee simple of a certain tract of land described as follows: Beginning at an iron pipe marking the center of Section 2, Township 15 South, Range 67 West of the 6th P.M. and running thence by true course, magnetic variation 13° East, North 65° 17' East to a point; Thence West 345.5 feet to a point; Thence S 19° 21' E 251.34 feet to a point; Thence S 2° 49' E 143.4 feet to a point; Thence S 20° 13' E 258.33 feet to a point; Thence West 900 feet to a point; Thence South 350 feet to a point; Thence East 1270.3 feet to a point; Thence S 9° 51' E 332.5 feet to a point; Thence S 1° 34' E 184.5 feet to a point; Thence S 21° 13' E 139.92 feet to a point; Thence S 39° 11' E 106.0 feet to a point; Thence North 218 feet to a point which is the place of beginning.

The said tract embraces those portions of the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Sec. 2, T. 15S., R. 67W. of the 6th P.M. lying on both sides of a certain constructed roadway leading to Sunrise Inn. The said tract was surveyed and subdivided into lots and roads as shown on the attached map which is a part of this deed and to which reference is hereby made and has, the date before given, filed the annexed map as "REST HOME" a subdivision of portions of the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Sec. 2, T. 15S., R. 67W. of the 6th P.M. and the said Laura M. May and The American Home Remedy and Resort Company do hereby declare that the contents of this instrument and that the said map accurately sets forth the boundaries and subdivisions of the said tract of land and the subdivision thereof.

IN WITNESS WHEREOF, the said Laura M. May has hereunto set her hand and seal and the said The American Home Remedy and Resort Company has hereunto affixed its corporate seal and caused the same to be attested by the signatures of its President and Secretary this 18th day of August, A.D. 1911.

THE AMERICAN HOME REMEDY AND RESORT COMPANY

[Signature]
 American Home Remedy and Resort Company

STATE OF COLORADO
 County of El Paso

I, the undersigned, a Notary Public in and for said County and State aforesaid do hereby certify that Laura M. May and John E. Stankus, President and Laura M. May, Secretary of The American Home Remedy and Resort Company, who are personally known to me to be the persons whose names are subscribed to the foregoing statement in attestation thereof, appeared before me today in person and acknowledged that they were present at the execution of the foregoing instrument, that their signatures are genuine, that the said affiant therein is the corporation and corporate seal of the said Company, and that the foregoing instrument was signed, stated and delivered by and for and in the name and on behalf of the said Laura M. May and the said The American Home Remedy and Resort Company for the uses and purposes therein mentioned.

Given under my hand and official seal this 18th day of August, A.D. 1911.

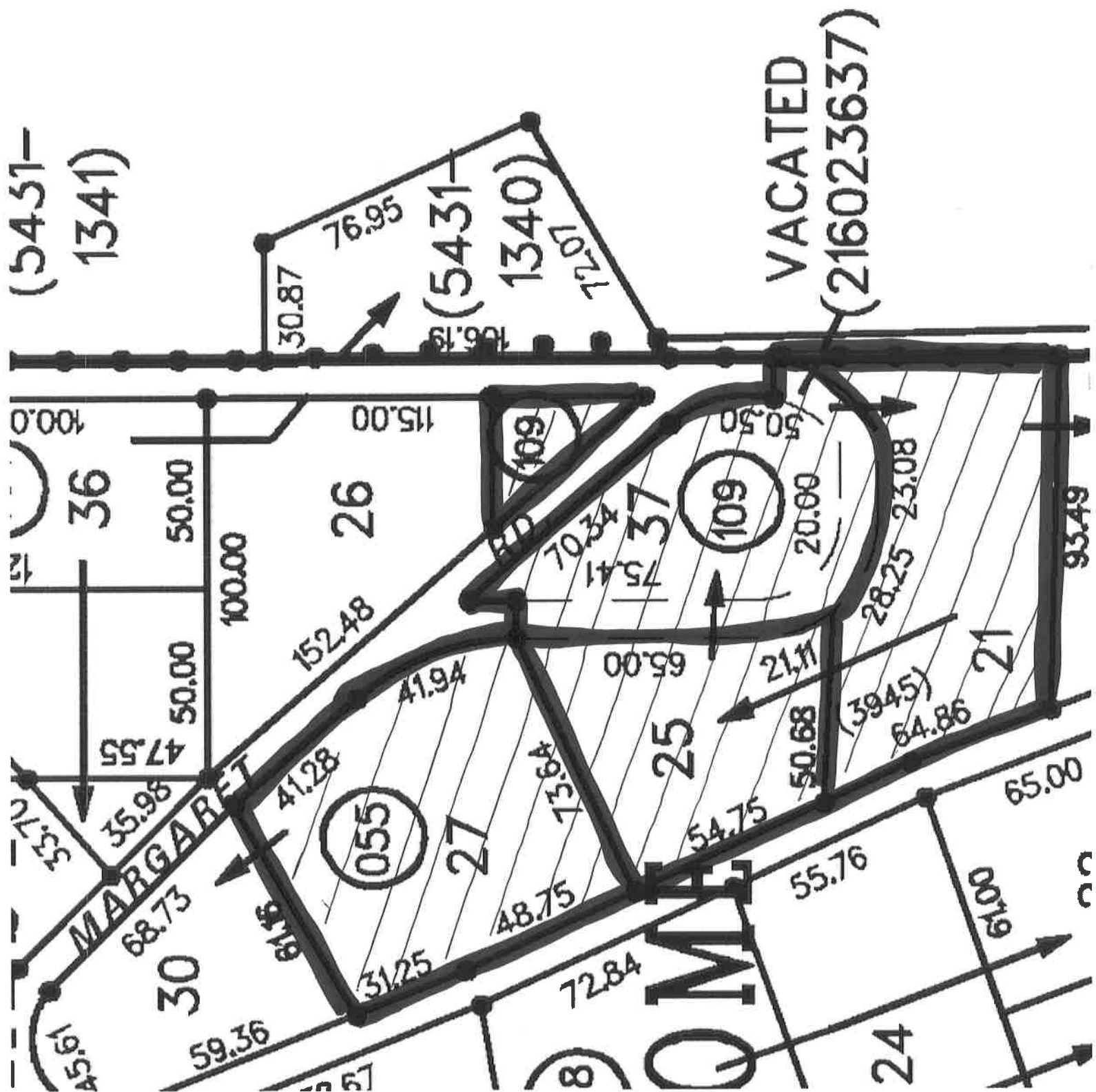
My Commission expires this 18th day of August, A.D. 1911.



→ Lots
 20, 21,
 25, 37 and
 54' 40'
 of Lot 26

440
 SEP 21-1911
 J. E. Stankus
 Notary Public
 El Paso

EXHIBIT B



Microfilm Recorded Office Records & File County CU
Clara Graham Clerk and Recorder
101008



REAL PROPERTY TRANSFER DECLARATION - (TD-1000)

GENERAL INFORMATION

Purpose: The Real Property Transfer Declaration provides essential information to the county assessor to help ensure fair and uniform assessments for all property for property tax purposes. Refer to 39-14-102(4), Colorado Revised Statutes (C.R.S.).

Requirements: All conveyance documents (deeds) subject to the documentary fee submitted to the county clerk and recorder for recordation must be accompanied by a Real Property Transfer Declaration. This declaration must be completed and signed by the grantor (seller) or grantee (buyer). Refer to 39-14-102(1)(a), C.R.S.

Penalty for Noncompliance: Whenever a Real Property Transfer Declaration does not accompany the deed, the clerk and recorder notifies the county assessor who will send a notice to the buyer requesting that the declaration be returned within thirty days after the notice is mailed.

If the completed Real Property Transfer Declaration is not returned to the county assessor within the 30 days of notice, the assessor may impose a penalty of \$25.00 or .025% (.00025) of the sales price, whichever is greater. This penalty may be imposed for any subsequent year that the buyer fails to submit the declaration until the property is sold. Refer to 39-14-102(1)(b), C.R.S.

Confidentiality: The assessor is required to make the Real Property Transfer Declaration available for inspection to the buyer. However, it is only available to the seller if the seller filed the declaration. Information derived from the Real Property Transfer Declaration is available to any taxpayer or any agent of such taxpayer subject to confidentiality requirements as provided by law. 39-5-121.5, C.R.S. and 39-13-102(5)(c), C.R.S.

1. Address and/or legal description of the real property sold: Please do not use P.O. Box numbers
3945 LAURA ROAD COLORADO SPRINGS CO 80906
2. Type of Property purchased: Single Family Residential Townhome Condominium Multi-Unit Res
 Commercial Industrial Agricultural Mixed Use Vacant Land Other _____
3. Date of Closing: April 02, 2015
Date of Contract if different than date of closing: February 02, 2015
4. Total sale price: including all real and personal property. \$180,000.00
5. Was any personal property included in the transaction? Personal property would include, but not limited to, carpeting, draperies, free standing appliances, equipment, inventory, furniture. If the personal property is not listed, the entire purchase price will be assumed to be for the real property as per 39-13-102, C.R.S.
 Yes No If yes, approximate value \$ _____ Describe: _____
6. Did the total sales price include a trade or exchange of additional real or personal property? If yes, give the approximate value of the goods or services as of the date of closing.
 Yes No If yes, value \$ _____
If yes, does this transaction involve a trade under IRS Code Section 1031? Yes No
7. Was 100% interest in the real property purchased? Mark "no" if only a partial interest is being purchased.
 Yes No If no, interest purchased: _____ %
8. Is this a transaction among related parties? Indicate whether the buyer or seller are related. Related parties include persons within the same family, business affiliates, or affiliated corporations.
 Yes No
9. Check any of the following that apply to the condition of the improvements at the time of purchase: *N/A Vacant land*
 New Excellent Good Average Fair Poor Salvage

If the property is financed, please complete the following:

10. Total amount financed: \$135,000.00
11. Type of financing: (Check all that apply)
 New Assumed Seller Third Party Combination; Explain _____



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Yes No If yes, approximate value \$ _____ Describe: _____

6. Did the total sales price include a trade or exchange of additional real or personal property? If yes, give the approximate value of the goods or services as of the date of closing.
Yes No If yes, value \$ _____
If yes, does this transaction involve a trade under IRS Code Section 1031? Yes No

7. Was 100% interest in the real property purchased? Mark "no" if only a partial interest is being purchased.
Yes No If no, interest purchased: _____ %

8. Is this a transaction among related parties? Indicate whether the buyer or seller are related. Related parties include persons within the same family, business affiliates, or affiliated corporations.
Yes No

9. Check any of the following that apply to the condition of the improvements at the time of purchase:
 New Excellent Good Average Fair Poor Salvage *N/A Vacant Land*

If the property is financed, please complete the following:

10. Total amount financed: **\$135,000.00**

11. Type of financing: (Check all that apply)
 New Assumed Seller Third Party Combination; Explain _____

12. Terms:

Variable; Starting interest rate _____ %
* Fixed; Interest rate 4.50 %
Length of time 5 years
Balloon Payment Yes No If yes, amount \$15,000 Due Date 11/15/15

13. Please explain any special terms, seller concessions, or financing and any other information that would help the assessor understand the terms of sale
NONE

For properties other than residential (Residential is defined as: single family detached, townhomes, apartments, and condominiums) please complete questions 14-16 if applicable. Otherwise, skip to #17 to complete.

14. Did the purchase price include a franchise or license fee? Yes No
If yes, franchise or license fee value?

15. Did the purchase price involve an installment land contract? Yes No
If yes, date of contract:

16. If this was a vacant land sale, was an on site inspection of the property conducted by the buyer prior to the closing?
Yes No

Remarks: Please include any additional information concerning the sale you may feel is important.

17. Signed on this day of April 02, 2015
Have at least one of the parties to the transaction sign the document, and include an address and a daytime phone number.
Signature of Grantee (Buyer) X or Grantor (Seller)

STAUFFER INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY


ANDREW C. STAUFFER, AS MANAGER

18. All future correspondence (tax bills, property valuations, etc.) regarding this property should be mailed to:
STAUFFER INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY
76 S. SIERRA MADRA ST., STE 1, COLORADO SPRINGS, CO 80903
Phone

October 9, 2015

R.O.W. VACATION

A vacation of right-of-way lying within the Rest Home Subdivision, recorded September 21, 1911 in Book N at Page 18, El Paso County, State of Colorado, being ten (10) feet in width and lying five (5) feet on either side of the centerline described herein. The side lines of said ten (10) vacation to be extended and shortened to meet at angle points, with all of the bearings contained herein being based upon a portion of the easterly line of Lot 25 of said subdivision, that is assumed to bear North, more particularly described as follows:

COMMENCING at the northeast corner of said Lot 25, thence due east a distance of 5.0 feet to the TRUE POINT OF BEGINNING, thence along the following four (4) courses:

- 1) S00°00'00"E, a distance of 65.00 feet;
- 2) Along a tangent curve to the left, having a radius of 25.00 feet, a delta angle of 90°00'00" and an arc length of 39.27 feet;
- 3) N90°00'00"E, a distance of 20.00 feet;
- 4) Along a tangent curve to the left, having a radius of 20.00 feet, a delta angle of 90°00'00" and an arc length of 31.42 feet to a point that is the terminus of said easement.

Said vacation contains 1,556 square feet or 0.036 acres, more or less.



W. Russell Clark
Colorado Professional Land Surveyor No. 31548
For and on behalf of Clark Land Surveying, Inc.

RECEIVED: VERSION

FEB 03 2016 1

EXHIBIT B

BARGAIN AND SALE DEED

El Paso County, by and through the Board of County Commissioners of El Paso County, Colorado, a body corporate and politic and a political subdivision of the State of Colorado, ("Grantor") whose street address is 200 South Cascade Avenue, Colorado Springs, CO 80903, having approved the vacation of right-of-way and conveyance of the property for the consideration of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration, in hand paid, hereby sell(s) and conveys to Stauffer Investments LLC, whose mailing address is 76 S. Sierra Madre Street, Suite L, Colorado Springs, CO 80903, (hereinafter referred to "Grantee"), the following real property in the County of El Paso, State of Colorado, to wit:

See attached: Exhibit A, Legal Description
Exhibit B, Sketch

The Grantor covenants that it has good right and full power to grant and convey the property.

TO HAVE AND TO HOLD unto Grantee, its successors, and assigns forever, the same, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or in equity, to the proper use and benefit of the Grantee and its successors and assigns forever, together with all and singular appurtenances and privileges thereunto belonging, subject to any and all easements and other right-of-way located within the property pursuant to C.R.S. § 43-2-303(3).

Signed this ____ day of March, 2016.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____
Chuck Broerman,
County Clerk and Recorder

By: _____
Amy Lathen, Chair

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

The foregoing Bargain and Sale Deed was acknowledged before me this ____ day of March, 2016, by Amy Lathen, Chair, Board of County Commissioners of El Paso County, Colorado, and as attested to by Chuck Broerman, County Clerk and Recorder.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____