

Following recordation, return to:

Dirk Zender  
Douglas County Department of Public Works Engineering  
100 Third Street  
Castle Rock, CO 80104

**NO DOCUMENTARY FEE REQUIRED PER C.R.S. § 39-13-104(1)(a)**

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED (the “Deed”)**, made this \_\_\_\_ day of \_\_\_\_\_, 2026, is made by and between SCOTT AVE LAND HOLDINGS LLC, a Delaware limited liability company, whose address is 210 University Blvd., Suite 460, Denver, Colorado 80206 (hereinafter “**Grantor**”), and the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO**, a political subdivision of the State of Colorado, whose address is 100 Third Street, Castle Rock, Colorado 80104 (hereinafter “**Grantee**”):

**WITNESSETH,**

**THAT GRANTOR**, for and in consideration of the sum of TEN DOLLARS AND NO CENTS (US \$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm in fee simple, unto Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Douglas, State of Colorado, described as follows:

**See Exhibit “A”, attached hereto and incorporated herein by this reference.**

Grantor hereby reserves and retains from this conveyance all subsurface nontributary and not nontributary groundwater rights that are appurtenant to or underlie the above described real property. However, this reservation of water rights does not waive any applicable statutes, regulations, resolutions, policies, ordinances, or permits of the State of Colorado or Douglas County with respect to Grantor’s reserved and retained water rights, including all applicable statutes, regulations, resolutions, policies, ordinances, or permits with respect to well placement. No well, ditch, pipe, pipeline, pump, headgate or other structure associated with Grantor’s reserved and retained water rights shall be allowed to interfere in any way with Grantee’s use and enjoyment of the property herein conveyed.

**TOGETHER** with all and singular the rights, tenements, easements, appendages, ways, privileges, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, profits and incorporeal rights 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, easements, rights-of-way and appurtenances (collectively the “Property”);

**TO HAVE AND TO HOLD** the Property above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, its successors, official representatives and assigns, does covenant, grant, bargain and agree to and with Grantee, that Grantor shall and will **WARRANT AND FOREVER DEFEND** the above described Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, **BY, THROUGH OR UNDER** Grantor, subject, however, to **all matters of record, real property taxes and assessments, and matters that would be disclosed by a land survey or other inspection of the Property.**

**[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK – SIGNATURE FOLLOWS]**



# EXHIBIT A

## SHEET 1 OF 2

A SIXTY FOOT WIDE STRIP OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH P.M., BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN RECEPTION NUMBER 2022077816, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1195, PAGE 196, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION BEARS S53°01'20"E, A DISTANCE OF 1365.73 FEET, AND CONSIDERING THE EAST LINE OF SAID SECTION TO BEAR S00°33'39"E, A DISTANCE OF 2656.70 FEET, MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED 37929 ON THE NORTH, AND A 3 1/4" ALUMINUM CAP STAMPED 13212 ON THE SOUTH, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S89°43'27"W, A DISTANCE OF 714.07 FEET, ON THE NORTH LINE OF SAID TRACT, TO THE POINT OF BEGINNING;

THENCE S19°44'46"E, A DISTANCE OF 552.83 FEET;

THENCE ON A CURVE TO THE RIGHT 105.35 FEET, WITH A RADIUS OF 730.00 FEET, A DELTA OF 8°16'06", AND A CHORD WHICH BEARS S15°36'44"E, A DISTANCE OF 105.25 FEET;

THENCE S78°31'19"W, A DISTANCE OF 10.50 FEET;

THENCE ON A CURVE TO THE RIGHT 85.09 FEET, WITH A RADIUS OF 719.50 FEET, A DELTA OF 6°46'32", AND A CHORD WHICH BEARS S08°05'25"E, A DISTANCE OF 85.04 FEET, TO THE NORTH RIGHT OF WAY LINE DESCRIBED IN RECEPTION NUMBER 2019007557;

THENCE ON SAID NORTH RIGHT OF WAY LINE THE FOLLOWING 2 COURSES:

1) N71°11'43"W, A DISTANCE OF 45.68 FEET

2) S89°04'47"W, A DISTANCE OF 28.99 FEET

THENCE ON A NON-TANGENT CURVE TO THE LEFT 12.07 FEET, WITH A RADIUS OF 649.00 FEET, A DELTA OF 1°03'57", AND A CHORD WHICH BEARS N07°00'46"W, A DISTANCE OF 12.07 FEET;

THENCE N07°32'44"W, A DISTANCE OF 95.09 FEET;

THENCE ON A CURVE TO THE LEFT 146.72 FEET, WITH A RADIUS OF 689.00 FEET, A DELTA OF 12°12'02", AND A CHORD WHICH BEARS N13°38'45"W, A DISTANCE OF 146.44 FEET;

THENCE N19°44'46"W, A DISTANCE OF 472.64 FEET, TO SAID NORTH LINE OF SAID TRACT;

THENCE N89°43'27"E, A DISTANCE OF 63.64 FEET, ON SAID NORTH LINE, TO THE POINT OF BEGINNING.

CONTAINING 46,222+/- SQUARE FEET (1.061+/- ACRES)

THIS IS NOT A MONUMENTED LAND SURVEY, IMPROVEMENT SURVEY PLAT OR IMPROVEMENT LOCATION CERTIFICATE. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

# Gillians

GILLIANS LAND CONSULTANTS  
P.O. BOX 375  
BENNETT, CO 80102  
303-972-6640 [www.gillianslc.com](http://www.gillianslc.com)

JOB NO.: 23159  
DRAWN: DRH  
ISSUE DATE: 10-16-2025  
FILE: 23159 LSP

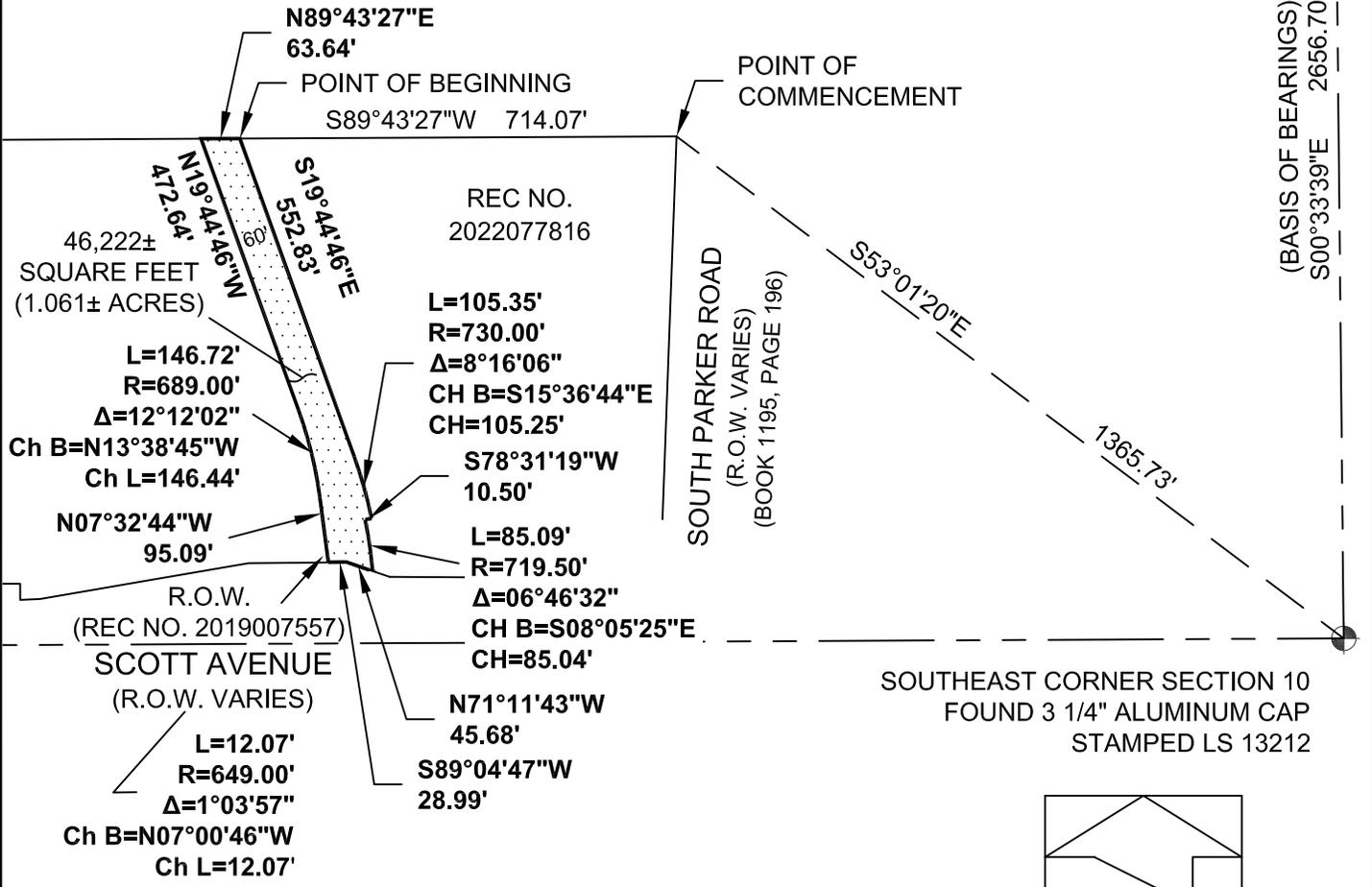
ROBERT E. HARRIS  
COLORADO P.L.S. 37601  
FOR & ON BEHALF OF  
GILLIANS LAND CONSULTANTS



# EXHIBIT A

SHEET 2 OF 2

E 1/4, SECTION 10  
 FOUND 3 1/4"  
 ALUMINUM CAP  
 STAMPED PLS 37929



SCALE: 1" = 300 US SURVEY FEET



300' 0 150' 300'

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